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FORT WAYNE REDEVELOPMENT COMMISSION

MINUTES OF SPECIAL MEETING

December 9, 1985

PLACE: Room 128 City-County Building

PRESENT: Robert Thompson
Reverend James Hall
Jack Caffray
Kim Zuber
Irwin Bandemer

ABSENT: None

STAFF PRESENT: Ron Fletcher
Jack Peterson

COUNSEL: John Wernet

Called to Order:

Mr. Thompson, President, called the meeting to order at 9:15 A.M. following the Public Hearing regarding Anthony-Wayne Trace Industrial Park.

Approval of the Minutes:

On a motion by Mr. Bandemer with second from Reverend Hall, the minutes of the Special Meeting on November 11, 1985 were approved.

Vouchers:

There were no vouchers for approval.

Old Business:

There was no old business.

NEW BUSINESS:

Resolution 85-41. Confirming of Declaratory Resolution 85-35, a designation of the Anthony-Wayne Trace Industrial Park as a Redevelopment Area. Mr. Fletcher explained the Park development plan which entails major renovation and new building construction at the Tokheim Corporation facility on Wayne Trace. The Commission will acquire certain parcels of real property for the landscaping portion of the project. This property will be acquired early in 1986. The area is generally bounded by South Anthony Boulevard on the west, Wayne Trace, south; Warren Street, east; and the Norfolk-Souther R. R. tracks, north. Mr. Fletcher explained that the first phase of the project involves acquiring property near Tokheim while other areas within the designated area may be purchased at a later date should plans necessitate additional acquisition within the redevelopment area.

There being no further discussion, Mr. Bandemer moved for approval with second from Reverend Hall. Thereupon the resolution was unanimously adopted.



Resolution 85-42. Approval of Contracts for Professional Services. In order to acquire property within the Anthony-Wayne Trace Area, the Commission is required to obtain appraisals of property from two independent appraisers. Mr. Ron Gettel and Mr. Larry Misner of Fort Wayne are qualified appraisers and will perform appraisal services according to the contract with fees subject to Commission approval. Mr. Bandemer moved for approval of the resolution with second from Reverend Hall and the resolution was adopted unanimously.

Resolution 85-43. Approval of an amendment to the 110 General Partnership Redevelopment Agreement. Mr. Fletcher explained that the Agreement states that the 110 Corporation would build three buildings on the property at Main and Harrison. To date, only one building has been completed. In a letter to the Commission, 110 Corporation has requested an extension of time to begin construction in May of 1986. Mr. Thompson expressed concern that there is a possibility that the Corporation is in technical default of the Agreement. Counsel said that there was no urgency in adopting the Resolution at this time pending further details of construction plans from the Corporation.

Mr. Bandemer, thence, moved to table the resolution until more information is available. With a second from Reverend Hall, the resolution was tabled.

Resolution 85-44. Approval of a Real Estate Option Agreement with I. T. T. for Parcels 16 and 17 in Summit Park. Mr. Fletcher explained that I. T. T. has proposed an option to purchase two parcels (± 12 acres) immediately south of its present facility on Cook Road adjacent to Summit Park. The option is for three years for which I. T. T. is paying \$6,000; should I. T. T. exercise the option, the price will be \$15,000 per acre. Mr. Fletcher stated that the Commission had a prior verbal agreement with I.T.T. before construction began on the park and this is fulfilling that agreement.

Mr. Bandemer moved for approval with second from Reverend Hall and the Resolution was unanimously adopted.

Bernard Perry. Review of responses from underwriters and investment bankers concerning the sale and issuance of \$7 million of Tax Incremental Finance bonds for the Courtyards Project. Mr. Perry stated the request for proposals were sent to 15 - 20 investment bankers from whom he received five proposals. Mr. Perry explained that due to anticipated radical changes in federal law regarding tax-exempt bond issues effective January 1, 1986 that such bond activity is very heavy. Mr. Perry said that all the proposals were from firms with whom he had had experience and had good references. Mr. Perry thereupon launched into a discussion regarding the intricacies of each proposal. One proposal from Van Camp and Merritt, he recommended not be considered on advice of counsel since it contains certain conflicts with Indiana tax-exempt legislation. Discussion then turned to fixed-rate interest versus a variable rate and costs to the Commission of each. Based on the relative costs over the term of the bonds, Mr. Perry recommended the proposal from the firm of E. F. Hutton which will result in lower interest rates. Mr. Perry also believes that E. F. Hutton has the capability to close the bonds by December 31, 1985. Due to time constraints, Mr. Perry recommended that the Commission authorize representatives to assemble the bond documents. Thereupon the Commissioners appointed Messrs. Karl Bandemer and Ron Fletcher to represent the Commission during negotiations with E. F. Hutton.



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Resolution 85-45. Mr. Thompson proposed a resolution authorizing Mr. Karl Bandemer and Mr. Ron Fletcher, as staff to the Commission, to enter into an appropriate underwriting agreement with E. F. Hutton. The authorization includes:

1. their investigating the proposal from E. F. Hutton; and
2. negotiating an agreement with E. F. Hutton; should, in their opinion, an appropriate agreement with E. F. Hutton not be obtainable, they are authorized to pursue an agreement with the firm of Dane and Bosworth.

Mr. Bandemer offered a second to Mr. Thompson's resolution which was adopted unanimously.

Approval of Interest Rate. Counsel stated that Mr. Perry and Mr. Wernet required a resolution approving an interest rate for the underwriting agreement (Resolution 85-45). The Commission agreed to set an interest rate not to exceed ten percent (10%).

Mr. Bandemer moved that this condition be included in Resolution 85-45. With a second from Reverend Hall, the Commission unanimously agreed and the interest rate was set at a rate not to exceed ten percent (10%).

Resolution 85-46. Approval of Courtyards Public Offering Land Disposal Documents. Mr. Fletcher recommended that this Resolution be tabled. The Commission, thereupon, tabled the Resolution.

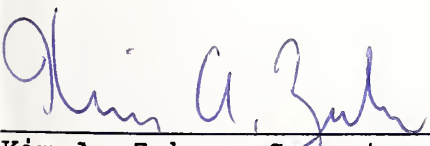
OTHER BUSINESS:

"Old Drug Building" Property. Mr. Neil Hays represented Phil Holmes and outlined a proposal to purchase this property. Mr. Holmes (HMP, Inc.) proposes to construct a small park ("vest-pocket") on the site. Since Mr. Holmes could not be present, Mr. Hays asked the Commission to consider the proposal in detail at a later meeting. The Commission entertained the proposal favorably and said that Mr. Holmes would be able to make a full proposal to the Commission at a convenient time.

Adjournment:

There being no further business before the Commission, Mr. Thompson entertained a motion to adjourn at 10:45 A. M.

Fort Wayne Redevelopment Commission



Kim A. Zuber, Secretary



Fort Wayne Redevelopment Commission
Minutes of Public Hearing
December 9, 1985

Place: Room 128, City-County Building

Present: Robert Thompson
Reverend James Hall
Jack Caffray
Irwin Bandemer
Kim Zuber

Staff: Ron Fletcher
Jack Peterson

Counsel: John Wernet

Local Media: WPTA-TV, Fort Wayne Journal-Gazette.

Call to Order: Reverend Hall called the Public Hearing to order at 9:00 a.m. Ron Fletcher spoke and outlined the purposes for designating the Anthony Blvd.-Wayne Trace area a Redevelopment Area. He then called for comments either opposed to or in favor of the designation. Hearing none, Mr. Thompson closed the Public Hearing at 9:15 a.m.

Kim A. Zuber, Secretary

Fort Wayne Redevelopment Commission
Minutes of Special Meeting
November 12, 1985

Place: Room 810 City-County Building

Present: Jack Caffray
Robert L. Thompson
Kim Zuber

Absent: Irwin Bandemer
Reverend James Hall

Staff Present: Ron Fletcher
Jack Peterson

Counsel: John Wernet

Call To Order:

Mr. Thompson, President, called the meeting to order at 9:20 a.m.

Approval of Minutes:

On a motion by Mr. Caffray with second from Mr. Zuber, the minutes of the regular meeting on October 14, 1985 were approved.

Vouchers:

On a motion by Mr. Caffray and second from Mr. Zuber, vouchers for October 1985 were approved.

Old Business:

There was no old business.

New Business:

Resolution 85-38. Approval of Hotel Skywalk Development Plan. The Commission by Resolution 84-18 approved Hotel (Hilton) Construction Plans with the stipulation that the Redeveloper agree to make provision for an overhead skywalk from the Civic Center Parking Garage to the Hotel. The Redevelopers, Worsham, Stogner & Joblin have submitted such plans to the Commission of a skywalk design from Phase II Parking Garage across Calhoun Street into the south side of the Hilton Hotel. The skywalk design is by M.S.K.T & D., Architects of Fort Wayne. Mr. James Dearing of the firm was present to review the plans. Mr. Thompson asked if any Commission money was to be used for construction. Mr. Fletcher answered that no Commission money was involved. Mr. Thompson asked Counsel if a legally binding easement was required should a second skywalk on the north side become necessary. Mr. Wernet replied that he was satisfied that agreements already in place with the Redevelopers were adequate to assure construction of a second skywalk from Hotel to the proposed Courtyards project, nevertheless, Mr. Wernet agreed to add language to the Resolution referring to the specific agreement assuring such access and making any future plans subject to Commission approval.

There being no further discussion, Mr. Caffray moved for approval with second from Mr. Zuber. The Resolution (as amended) was adopted unanimously.



T.I.F Bonding Process Procedure. Mr. Bernard Perry, consultant to the Commission was present to review the Tax Incremental Finance Bond process. Mr. Perry discussed the "request for proposals" which will solicit responses to the T.I.F. Bond issue. The R.F.P. asks for responses by December 6, 1985 in order to try to close the issue by December 31, 1985. Mr. Perry did express his concern that the other Courtyards financing be in place prior to or at the same time. Mr. Thompson asked why the urgency to place the issue prior to December 31. Mr. Perry replied that proposed federal legislation may radically change tax-exempt bond issues. The time constraints also pre-empt a public offering necessitating a negotiated private placement instead. Mr. Perry then agreed to change the response date to December 2, 1985 allowing the Commission to approve a proposal at the next regular meeting scheduled for December 9, 1985. Mr. Thompson asked Counsel if the time was adequate. Mr. Wernet replied that it was adequate.

Resolution 85-39. Approval of Bond Counsel, Financial Consultant and Request for Proposal. Mr. Wernet explained that the uniqueness of T.I.F. bond issue in Indiana demands the opinion of a nationally recognized legal firm. Kutak, Rock and Campbell of Omaha, Nebraska have offered to perform the opinion for \$30,000 which Counsel, Mr. Perry and Mr. Thompson agreed was very reasonable considering the size of the issue and time constraints. Mr. Thompson asked a question regarding Mr. Perry's fee should a public sale become necessary and Mr. Perry replied that a public offering would require more time hence an adjustment in his fee would be necessary but would be subject to Commission approval prior to any adjustment.

There being no further discussion, Mr. Zuber moved for approval of the Resolution with second from Mr. Caffray and the Resolution was unanimously adopted.

Courtyards Architectural Issues. Mr. Eric Kuhne, architect of the Courtyards was present to inform the Commission of design issues and status of construction plans. Mr. Kuhne explained that such plans will require about six months to complete once a go-ahead is received. He said that if such work began by December 1, 1985, construction could begin by June of 1986 with a 14 month construction period. Mr. Kuhne said that a third-quarter opening in 1987 is essential owing to the nature of retail sales activity and the importance of Christmas season sales. Mr. Kuhne reported that support for the Courtyards is good and are very excited with its uniqueness. Mr. Kuhne did express concern that public and private utilities will be greatly effected and cooperation of all involved will be required. The Commission thanked Mr. Kuhne and invited him to return when the financing arrangements are complete.

Discussion of Wall Treatment - "Old Drug Building". Mr. Fletcher discussed the letter from Schenkel and Tirpak, the adjoining law firm with the Commission. Schenkel and Tirpak expressed concern of damage they believe is occurring because of moisture seeping through the wall. Mr. Fletcher reviewed the alternatives for repair which the Commission felt were too expensive if the Commission would dispose of the lot for redevelopment. Mr. Caffray suggested that the Commission attempt to sell the lot again prior to any attempt to fix the wall. Mr. Fletcher said he would advertise the parcel as soon as possible.

Other Business

Resolution 85-40. Approval of appropriation of a sum not to exceed \$7,000,000 for acquisition, clearance and renovation of the Civic Center Renewal Project. Counsel expressed the need to resolve and confirm the appropriation of funds derived from the T.I.F. bond (Resolution 85-36). Mr. Caffray moved for approval with second from Mr. Zuber, subsequently the Resolution was adopted unanimously.



Easement to Indiana and Michigan Electric Company. I & M has requested an easement to place high-powered spotlights on the roof of the Hutner Building on Calhoun Street to allow illumination of Summit Square Bank. All installation and maintenance would be at I & M's expense. The Commission agreed to grant an easement under these conditions and asked Counsel to prepare the required documents.

Adjournment

There being no further business, Mr. Thompson entertained a motion to adjourn at 10:45 a.m.

Fort Wayne Redevelopment Commission

By: J. J. Coffey

Date: 11-20-85

A. A. Zulu



FORT WAYNE REDEVELOPMENT COMMISSION

Minutes of Regular Meeting
October 14, 1985

PLACE: Room 128, City-County Building

PRESENT: Robert Thompson
Reverend James Hall
Kim Zuber
Jack Caffray
Irwin Bandemer

ABSENT: None

STAFF PRESENT: Karl Bandemer
Ron Fletcher
Jack Peterson

COUNSEL: John Wernet

CALL TO ORDER:

Mr. Thompson, President, called the meeting to order at 9:20 A.M.

APPROVAL OF MINUTES:

On a motion by Reverend Hall with second from Mr. Caffray, the minutes of the September 10, 1985 meeting were approved.

VOUCHERS:

Vouchers for August and September, 1985 were approved following a motion by Mr. Caffray and second by Mr. Zuber.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

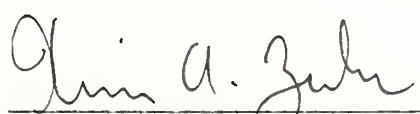
Resolution 85-34:

Approval of a preliminary redevelopment plan submitted by Mr. Joseph Christoff and Robert Howard for the lot on Harrison Street adjacent to Figaro's Restaurant. Mr. Fletcher reviewed the plan for the Commission which gave tentative approval to the plan following a presentation by Mr. Howard at the September 10, 1985 meeting. Mr. Fletcher noted that Mr. Howard is still seeking approval of his plan by the Historic Review Board.

Mr. Irwin Bandemer moved for approval of the plan, seconded by Reverend Hall and the resolution was adopted unanimously.

Resolution 85-35:

Declaratory Resolution for Anthony-Wayne Industrial Park. Mr. Fletcher reviewed the plan to redevelop a blighted area surrounding the Tokheim Corporation plant on Wayne Trace. Mr. Fletcher said that a study had been completed indicating the blighted conditions. Tokheim Corporation plans to expand the existing plant adding



Kim Zuber, Secretary
DATE: October 14, 1985



approximately 130 new jobs over the next three years. This resolution declares an area generally bounded by Warren Street on the east, Winter Street on the west, Conrail right-of-way on the south and Norfolk and Southern on the north to be a redevelopment area. Plans call for some acquisition and demolition of blighted business buildings and housing. Plans include landscaping, beautification, and infrastructure improvements. Mr. Bill Schnitzer of Tokheim was present to speak about the company's plan to expand and renovate corporate facilities. Mr. Schnitzer said that without the City's assistance Tokheim's plans could not happen. Corporate offices, now located on Rupp Drive will be consolidated at the Wabash Avenue location. Mr. Thompson asked if Tokheim's plans were firm enough to definitely make the improvements if the Commission approved this resolution. Mr. Schnitzer replied that these plans were firm. Tokheim's investment will be at least \$2.8 million. Mr. Caffray asked if there was sufficient space available for future expansions. Again, Mr. Schnitzer said that land is available. Mr. Zuber asked if plans called for improvements to the south side of Wayne Trace. Mr. Fletcher replied that such improvements are planned but not yet designed. The Commission thanked Mr. Schnitzer for appearing.

Mr. Irwin Bandemer then moved for adoption of the resolution, Mr. Caffray seconded and the resolution was unanimously adopted.

Courtyards Update:

Mr. Fletcher reported that as of October 1, 1985 no contract exists between the Developers, Godine and Stunda, Inc. and the Commission as the the contract has expired. Nevertheless, the Developers continue to seek financing for their portion of the project and two financial institutions are seriously interested. Mr. Fletcher expressed staff's belief that the Developers were diligent and making progress in securing financing prior to the end of 1985. Consequently, a letter has been sent to the Developers stating that although the Redevelopment Commission was under no contractual obligation that we would work with the Developers until the end of the year.

Karl Bandemer briefly mentioned the letter and the similarity of this situation to the Hilton Hotel project in which no development agreement was in force prior to those Developers securing a financial package. He believes that such a "gentlemen's agreement" is appropriate at this time and the Developers concurred. Mr. Bandemer went on to say that the Developers have made good progress with pre-leasing and will continue despite not having a formal agreement. Mr. Thompson said that by continuing to work with the Developers, the option to use industrial revenue bonds or tax incremental finance bonds remains open. Mr. Wernet explained the possible ramifications of tax bills currently before Congress. Enactment of these bills could radically alter the issuance of tax-exempt, private purpose bonds.

Resolution 85-36:

Intent to issue Tax Increment Financing Bonds. Mr. Wernet explained the resolution which authorizes the issuance of \$7 million of tax increment finance (T.I.F.) bonds. The resolution authorizes Commission Counsel, City Controller and the City Financial Consultant, Bernard Perry, to negotiate with underwriters for the sale of the bonds. The terms are for not more than 20 years, 10% interest maximum and may be sold for not less than 97% of par value. Underwriters fee may not exceed 3 percent. The issue is subject to approval by the Commission. The resolution authorizes the firm of Kutak, Rock and Campbell of Omaha, Nebraska, as bond counsel. Mr. Wernet explained that no T.I.F. bonds have been issued in Indiana and no state counsel is familiar with such issues. The Omaha firm is a nationally recognized expert on T.I.F. issues.



Mr. Thomspen raised several questions regarding language of the resolution which limits the Commission's control of the sale by authorizing only three people to legally bind the Commission. He feels that language should be included which makes the terms of a sale subject to Commission approval. He also questioned the wisdom of binding the Commission to the Omaha bond counsel without first knowing the fee involved. Consequently, acting on the Commission's suggestion, Counsel made language changes making these items subject to Commission approval.

Satisfied with the changes as noted by Counsel, Mr. Caffray moved to approve the resolution with a second by Mr. Zuber, the resolution was adopted unanimously.

Engineering Report:

In regards to the condition of the east facing wall (formerly the Old Drug Building) on the Landing, the Commission asked staff to contact Mr. Jones, the Commission's consulting engineer, for a recommendation regarding the wall's condition and steps necessary for its repair. Mr. Jones' report states that the wall is structurally sound and no detrimental weathering of the exposed brick is observed. Counsel remarked that should the adjacent building owner experience damage, then the Commission could become involved in a legal action with that owner. Mr. Irwin Bandemer asked the cost of sealing the wall. Mr. Fletcher said the cost is about \$3,900. Mr. Caffray raised the possibility of obtaining a contribution from the adjacent owner to pay for part of the cost of sealing the wall since it is not clear whether the wall is leaking and causing any damage. Mr. Thompson suggested that the Commission request from the adjacent owner a report of specific engineering deficiencies which the Commission could have the consulting engineer investigate and make recommendations to the Commission. Mr. Irwin Bandemer subsequently made a motion to that effect with a second from Reverend Hall. The motion carried.

Downtown Development Plan - Update:

Mr. Fletcher reported that Trkla, et. al. of Chicago, the downtown plan consultants, will submit a preliminary Downtown Plan draft within the next month according to current timetables. Mr. Peterson reviewed the schedule which has moved through the "data gathering and analysis" phase and is now moving into the preliminary draft phase. This draft will be submitted to the Project Management Board for review and comment prior to development of the final report.

In regards to the feasibility study for the Baker Street Train Station, Mr. Peterson reported that the consultant, B.R.W., Inc. of Minneapolis, has requested an extension of time to complete the final report to allow for inclusion of data and findings of the Downtown Development Plan. Staff has requested from B.R.W. alternative uses for the Train Station in light of the high rehabilitation costs and projected rental-income stream.

Commission members requested that prior to the next meeting with Trkla, et. al., information be available for review so Project Management Board members can be familiar with the material. Mr. Fletcher indicated he would make those arrangements with the consultant.

Adjournment:

There being no further business before the Commission, Mr. Thompson entertained a motion to adjourn at 10:30 A.M.



FORT WAYNE REDEVELOPMENT COMMISSION

MINUTES OF REGULAR MEETING

DATE: September 10, 1985

PLACE: Conference Room, Division of Economic Development
Room 840, City-County Building

MEMBERS PRESENT: Robert Thompson
Reverend James Hall
Jack Caffray
Kim Zuber

MEMBERS ABSENT: Irwin Bandemer

STAFF PRESENT: Karl Bandemer
Ron Fletcher
Jack Peterson

COUNSEL: John Wernet

Called to Order:

Robert Thompson, President, recognized a quorum was present and called the meeting to order at 9:05 A.M. Noting that the regular meeting had been scheduled for September 9 but postponed one day pursuant to re-notice.

Approval of Minutes:

On a motion by Mr. Caffray, seconded by Mr. Zuber, the minutes of the July 15, 1985, meeting were approved.

Vouchers

Vouchers for the month of July, 1985, were approved following a motion by Mr. Zuber and seconded by Mr. Caffray.

Resolution Number 85-21

At Mr. Thompson's request, Mr. Fletcher reviewed the Commission's concern regarding the restrictions and covenants of Summit Industrial Park. The Commission was concerned that voting rights extended to buyers of lots at Summit Park could restrict the ability of the Commission to sell the remaining lots once new owners gain a majority of votes on the Park Management Board. Mr. Fletcher noted the changes made by Commission counsel and Mr. Wernet explained the revised voting rights in detail assuring the Commission's ability to maintain control of lot sales until all lots are sold. Also, Mr. Fletcher explained a change allowing lot owners to be assessed for insurance costs associated with the Park. Mr. Thompson asked counsel if he was satisfied that the changes were adequate and Mr. Wernet said he was satisfied. On a motion by Reverend Hall, seconded by Mr. Caffray, the resolution was adopted unanimously.



New Business

1. Presentation by Mr. Robert Howard on the plans to improve the south-facing wall of Figaro's Restaurant on Harrison Street. The Commission had previously accepted an offer to purchase the parking lot next to Figaro's and had required as part of the sales agreement approval of plans to improve the south wall. Mr. Howard presented drawings and plans to improve the wall. Sun Builders, Inc. of Fort Wayne is performing the restoration. Mr. Howard explained the design which includes new brick and painting the old brick to match. Mr. Fletcher presented a letter from Joe Christoff who will utilize approximately one-half the lot for parking. Mr. Christoff states that he will asphalt and stripe this portion of the lot for parking. Mr. Thompson moved that the plans be approved, seconded by Mr. Caffray, the motion was approved. Mr. Fletcher will prepare a resolution to that effect for the next meeting.
2. Resolution 84-27 - Approving the Summit Park Business Association, Inc., Articles of Incorporation. Mr. Fletcher explained the need for a legal entity to execute the Park's covenants and restrictions and be responsible for maintenance of the common areas. Mr. Caffray asked if the Association would continue after the Commission disposes all the lots for sale. Mr. Fletcher said that the Association will so continue made up entirely of lot owners. Mr. Thompson questioned counsel if he was satisfied that such an entity would achieve Commission objectives. Mr. Wernet answered affirmatively, it would do so. Mr. Thompson noted that the Commission members are listed as directors of this corporation asking whether directors liability insurance was provided for. Mr. Wernet again replied that such insurance was in force. There being no further discussion, Reverend Hall moved for approval, seconded by Mr. Caffray, the motion was subsequently adopted.
3. Summit Park - construction update. Mr. Peterson reported that construction basically remains on schedule. Curbs are finished and asphalt work will begin shortly. The ponds are now dug and are filling up with water. Karl Bandemer reported that interest in lots at the park is increasing and should continue once prospects view the completed park.
4. Resolution 85-28 - Approving Contract for Professional Engineering Services. Mr. Tom Jones's contract for engineering services to the Commission expired as of August 13, 1985. His contract is on an "as needed" basis, reported Mr. Fletcher. The resolution extends Mr. Jones's through December 31, 1985. Mr. Jones's fee is \$25.00 per hour. Upon the recommendation of staff, Mr. Zuber moved for approval, seconded by Mr. Caffray, the resolution was adopted.

5. Resolution 85-29 - Approval of 1986 Budget. Mr. Fletcher explained the operating budget which includes a 2% reduction, about \$3,000. All categories within the budget remain substantially at 1985 levels or with small reductions except a new item for a part-time employee for maintenance of the Calhoun Street Transit Mall. The capital budget includes \$100,000 for consulting services, a reduction from \$140,000 in 1985. Mr. Zuber made a motion to approve, seconded by Mr. Caffray, subsequently the resolution was adopted.
6. Resolution 85-30 - Approval of an Amendment to the February 1, 1985 Agreement with the Courtyards Developers. Mr. Mike Graney of Godine and Stunda, Courtyards Developers, made a presentation on the status of pre-leasing of retail space within the project area. Mr. Graney said that while several smaller retailers were currently under lease, as yet, no major retail establishment had been signed. Discussion then followed regarding some of the difficulties the Developers had encountered in marketing the available space. These efforts to obtain pre-lease will continue and several major retailers are still interested in a lease. Business people are not, however, Mr. Graney elaborated saying "no" outright, but are saying they will consider the possibilities seriously. His feeling is that many are waiting to see who else will sign leases. Mr. Raul Garcia reported that the rent structure proposed does not seem to be a problem but rather what financial commitment the Developers will make to improve interiors of the store areas.

Mr. Thompson then inquired as to the state of financing of the overall project. Mr. Garcia reported that in the past months a package has been assembled. One bond counsel originally recommended that industrial revenue bonds were not appropriate for this use and instead recommended conventional financing.

Mr. Garcia stated that 12-15 potential lenders have been contacted for mortgage financing. One lender expressed interest in financing the project as an I.R.B. and subsequently another bond counsel did conclude that such bonds could be appropriate under certain conditions. In addition, the Developers have obtained letters from bond sellers that buyers could be obtained for an I.R.B. issue under two conditions: a) that bond counsel would certify the tax-exempt status; b) that the bonds were rated AA or better by Moody's or Standard and Poor's. This rating could be obtained if a letter of credit is obtained. Mr. Garcia has contacted 20 lenders for this credit enhancement and three have expressed serious interest and a meeting is scheduled with one lender. Mr. Garcia expressed that if these conditions could be met to everyone's satisfaction, financing was obtainable.

Karl Bandemer raised the question of timing and the impact of proposed changes to the industrial revenue bond laws. Mr. Garcia said that if financing could be assembled prior to the end of 1985, any changes in the laws would not adversely affect an I.R.B. issue. However, such a time-frame would strain the City's and Developers ability to get the technical aspects of such a bond issue together in time, nevertheless, it could be done.

After considerable discussion regarding the ability of the Developers to obtain financing, Mr. Zuber moved that the February 1, 1985 agreement with the Developers, Godine and Stunda, Inc., be amended extending the termination date to October 1, 1985, Reverend Hall seconded the motion, the motion unanimously was adopted.

7. Resolution 85-31 - Approval of commercial relocation expenses for parcel 6-14 of the Courtyards Project area. The Commission is responsible for certain expenses to move fixtures and office furniture. Two estimates for moving were obtained. The lowest bid was for \$5,290.60. After review, Mr. Caffray moved for approval, seconded by Reverend Hall, the resolution was thereupon adopted.
8. Resolution 85-32 - Approval of immovable fixture expense for Parcel 6-14 of the Courtyards Project. Mr. Fletcher explained that carpet in the Rodney Shoe Store owned by the tenant could not be easily moved and recommended a payment of \$50.00 to Mr. Walt Teuscher, the former tenant, for the carpet. Mr. Caffray moved for approval, seconded by Mr. Zuber, the resolution was adopted.
9. Resolution 85-33 - Declaring a default on Hanna-Creighton Offer to Purchase. Upon the recommendation of staff, Mr. Thompson moved to table the resolution, seconded by Mr. Caffray, the motion passed. The resolution was tabled until a later date.

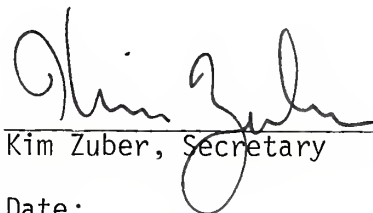
Discussion of alternative treatments and associated costs for the common brick wall on the northwest corner of Calhoun and Columbia Streets. Mr. Fletcher reviewed the cost estimates for repairing the common wall between the Old Drug Building which collapsed and the law offices immediately adjacent. The estimates depending on the type of work range from \$4,100 to \$28,900. Mr. Thompson asked that our consulting engineer, Mr. Jones, be contacted to make a recommendation to the Commission for the type of repair required. Once a recommendation is made, the Commission will render a decision.

Other Business

Mr. Fletcher informed the Commission that a representative of the Fort Wayne Soap Box Derby had inquired regarding the possibility of placing a display inside the store windows along Calhoun Street within the Courtyards Project. Mr. Thompson stated that the Commission would permit the display providing that the Fort Wayne Soap Box Derby Club was responsible for set-up and take-down and that the Commission would not be liable for the cars and displays.

Adjournment

There being no further business before the Commission, Mr. Thompson entertained a motion to adjourn the meeting, seconded by Mr. Caffray. The meeting was adjourned at 11:05.



Kim Zuber, Secretary

Date: _____

FORT WAYNE REDEVELOPMENT COMMISSION

Minutes of Special Meeting

Date: July 15, 1985

Place: Room 840, City County Building

Members Present: Jack Caffray
Reverend James Hall
Robert Thompson
Kim Zuber

Member Absent: Irwin Bandemer

Staff Present: Ron Fletcher
Jack Peterson

Call To Order:

Mr Thompson, President, recognized a quorum as present and called the meeting to order at 10:10 a.m.

Approval of Minutes

On a motion by Mr. Caffray, second by Mr. Zuber, the minutes of the May 13 and May 31, 1985 meetings were approved.

Approval of Vouchers

On a motion by Mr. Caffray to accept the vouchers as presented with second by Reverend Hall, the vouchers for May and June were approved.

Old Business

There was no old business

New Business

Resolution No. 85-21 - Approval of Restrictions and Covenants for Summit Industrial Park. Messrs. Fletcher and Peterson briefly outlined the nature of the covenants and restrictions pertaining to the development of Summit Park. Mr. Peterson said that the restrictions describe types of buildings allowed, lot size, extensive landscaping requirements and the creation of a board of park owners to oversee continued maintenance and enforcement of the covenants and restrictions. Mr. Thompson expressed his concern that the covenants not limit the owner's ability to sell remaining parcels once a majority of the parcels have been sold and new owners are a majority on the Board. He directed staff to review that portion of the covenants to determine if such a possibility does exist. Consequently, Mr. Thompson made a motion to table approval of the covenants until staff and legal counsel have made such a determination and revise the covenants accordingly if such is the case. Mr. Thompson's motion was approved following a second from Mr. Zuber.

Resolution No. 85-22 - Approval of a contract for sale of land to Robert Howard and Joseph Christoff. Mr. Fletcher reviewed the offer to purchase previously approved and discussed the situation regarding the buyer's plan to improve the south-facing wall adjoining the property for sale. Mr. Thompson expressed his concern that the contract, as written, does not specifically deal with the question of improving this wall. Mr. Thompson would like language to be included in the "prior plan approval" section of the contract delineating the responsibility of the buyers' to submit plans to improve this wall at the same time as improvement plans for the lot being sold and subject to the same review and approval of the Commission. Mr. Thompson made a

motion to approve the resolution pending review of the contract by counsel to include language requiring submission of complete renovation plans within 60 days, with second from Mr. Caffray, the resolution was approved.

Resolution No. 85-23 - Approval of a lease agreement with Anthony Ficaro. Mr. Ficaro would like to lease the lot next to his restaurant for the duration of the Three Rivers Festival. The amount of the lease is \$300.00. On a motion by Mr. Zuber, second by Mr. Caffray, the resolution was adopted.

Resolution No. 85-24 - Approval of a lease agreement with HMP, Inc. of Fort Wayne. HMP, Inc. has offered \$3,100 to lease a parcel at the corner of South Calhoun and the Landing for the duration of the Three Rivers Festival. On a motion by Reverend Hall and second by Mr. Zuber the resolution was adopted.

Other Business

Resolution No. 85-25 - Regarding fixing a sidewalk adjacent to the Commission property at S. Calhoun Street and the Landing. The resolution approves an agreement between the Commission and the Board of Public Works and Safety for the Board to contract to fix the sidewalk for \$1,750. On a motion by Mr. Caffray, second by Reverend Hall, the resolution was adopted.

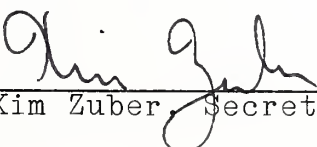
Resolution No. 85-26 - A resolution to approve the contract for sale of land at Summit Park to Wilson and Associates. Mr. Thompson moved to adopt the resolution subject to Commission approval of the Summit Park covenants previously tabled; after the covenants are approved at the next meeting, the sale contract will be signed. If time constraints are such with Wilson, et. al., a special meeting can be called to sign the contracts. Mr. Thompson's motion to approve as amended was seconded by Mr. Zuber and adopted.

Report on the Downtown Study now being conducted by Trkla, et. al. of Chicago. Mr. Fletcher distributed marketing study figures prepared by Trkla which substantiate the previous study by All-America Cities and factoring-in the effect of the new General Motors Plant. Mr. Fletcher said he would keep the Commission informed of the study's progress and results.

Adjournment

There being no further business, Mr. Thompson entertained a motion to adjourn at 11:00 a.m.

Fort Wayne Redevelopment Commission



Kim Zuber, Secretary



FORT WAYNE REDEVELOPMENT COMMISSION

Minutes of Special Meeting

May 31, 1985, 10:00 a.m.

Economic Development Conference Room

City-County Building

Members Present: Irwin Bandemer, Jack Caffray, Reverend James Hall,
Robert Thompson

Members Absent: Kim Zuber

Staff Present: Ron Fletcher, Jack Peterson, John Wernet

Call to Order

Mr. Thompson, President, recognized a quorum and called the meeting to order at 10:10 a.m.

New Business

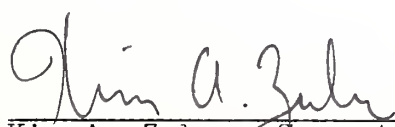
Resolution 85-19 - An offer to purchase real estate, specifically lot No.7, Summit Industrial Park. Wilson & Associates, represented by Mr. John Wilson, Sr. made an offer of \$73,200 to purchase a 3.2 acre (more or less) tract to build a facility for the New Process Corporation currently located on Tonkel Road, north of Fort Wayne. Plans call for the construction of a 20,000 sq. ft. building to house the advertising, marketing and printing company. Mr. Wilson said the company currently employs 40 people and will add 5-7 new employees as a result of this expansion. His estimated project cost is \$750,000.

Mr. Wilson asked if park construction would allow street access and all utility availability by mid-September. Mr. Fletcher affirmed that this condition could be met according to the latest construction schedule. During construction, Mr. Wilson will be allowed access off Chalfant Road, but covenants prohibit regular access from Chalfant post construction.

Mr. Wilson went on to briefly explain New Process business and why he chose Summit Park as its new location - he wants a high quality environment, attractive to potential customers. Mr. Wilson expects about a six month construction period. On a motion by Mr. Bandemer and second from Mr. Caffray, the resolution was approved.

Resolution 85-20 - An offer to purchase real estate by Mr. Robert Howard and Joseph Christoff of the parking lot 60' x 40', south of Figaro's Restaurant on Harrison Street. The price is \$20,000 subject to the condition that the brick wall be repaired to the Commission's satisfaction. On a motion by Mr. Bandemer and second by Mr. Caffray, the resolution was approved.

Other Business: There being no further business before the Commission, Mr. Thompson entertained a motion to adjourn at 10:45 a.m.



Kim A. Zuber, Secretary

ADOPTED: _____

Fort Wayne Redevelopment Commission
Minutes of Bid Opening and Regular Meeting

DATE:: May 13, 1985

PLACE: Room 128, City-County Bldg.

MEMBERS PRESENT: Kim Zuber
Irwin Bandemer
Reverend James Hall
Jack Caffray

MEMBERS ABSENT: Robert Thompson

STAFF PRESENT: Ron Fletcher
John Wernet
Jack Peterson

Call to Order

Reverent Hall, acting in place of Mr. Thompson, called the Bid Opening Meeting to order at 9:05 A.M. The role was taken and Reverend Hall recognized a quorum as being present.

The Commission accepted bids for the lease of a parcel of Commission-owned land ("The Old Drug Building") on the Landing for ten days during the Three Rivers Festival in July. Two bids were received, one from Linda Morrison for \$3,100 and one from HMP, Inc., for \$2,500. The bids were taken under advisement and referred to the Redevelopment Commission's next regular meeting.

The Bid Opening Meeting was adjourned.

Reverend Hall then called the Regular Meeting to order at 9:15 A.M.

Approval of Minutes

On a motion by Mr. Bandemer and second from Mr. Zuber, the minutes of the regular meeting on April 8, 1985 were approved.

Approval of Vouchers

There were no vouchers before the Commission this meeting.

Old Business

Ficaro's Restaurant: The Commission again took up the matter of the proposal to purchase a lot on Harrison Street adjacent to Ficaro's Restaurant. Mr. Robert Howard along with Joseph Christoff, the proposed purchasers, were present. Mr. Howard, at the Commission's request, presented a plan from Crown Construction of Fort Wayne to improve the restaurant's roof and south wall with new brick as required and copper down spouting. A heavier weather-resistant brick would be used to improve the south wall. Mr. Howard's plan includes adding a glass atrium to the restaurant. Mr. Christoff as co-purchaser would use a portion of the lot for personal office parking. The offer is for \$20,000. On a motion by Mr. Bandemer and second by Mr. Caffray, the motion carried. Mr. Fletcher was directed to prepare the necessary sales documents.

New Business

110 Corporation: Mr. Joseph Christoff appeared before the Commission to respond to Mr. Fletcher's letter of March 19, 1985, in regards to the completion of Buildings A & B. The contract

between the Commission and 110 Corporation, Mr. Fletcher states, stipulates that construction would begin by September, 1984. Since that has not occurred, Mr. Christoff was asked to appear and explain. Mr. Fletcher discussed briefly Mr. Christoff's letter of April 10, 1985 explaining the difficulties the 110 Partnership has encountered and went on to discuss his reply to Mr. Christoff's letter. Mr. Christoff explained that a realistic construction schedule is not yet possible as no tenants have as yet been secured to occupy new space. The Partnership has been using an industrial/commercial real estate agent, Harding, Dahm & Company, and is currently negotiating the establishment of a development organization featuring limited partnerships to tenants rather than the condominium concept now employed. Such an arrangement offers tenants certain ownership rights and is considered a preferable marketing tool.

There was also discussion regarding a time-frame for the Commission to acquire a 20 foot parcel of property to the east of the present building to allow air and light for Buildings A & B. The Commission members expressed their concern that if Buildings A & B are not constructed, the Commission would be left with an unusable parcel. However, if Mr. Christoff would present the Commission with a construction schedule, the Commission agreed to begin the acquisition process to coincide. Mr. Christoff agreed to prepare such a schedule and present it at the next regular meeting.

Standard Building: Mr. Bob Walters, a Fort Wayne attorney, asked to be heard by the Commission regarding the development of an apartment complex adjacent to the Standard Building and is concerned that the new apartment building will detract from his east side view, lessening the value of his rehabilitation of the Standard Building. Mr. Walters asked the Commission to consider requiring an architectural scheme for the apartments that would allow substantial area for air and light for his building's east side. Mr. Bandemer expressed the view that the Commission is mindful of his concerns and the overall aesthetics of downtown which is effected by both projects. Mr. Fletcher added that no plans for the apartment building have yet been submitted for consideration and the Commission will have design approval. Mr. Walters thanked the Commission for their consideration of his concern.

Resolution 85-18: An Approval for a designation as an economic revitalization area within a redevelopment area on East Wallace Street. S.E. Jahn Company is proposing to build a new warehouse adjacent to his present facility. The Commission must act on this application for a tax abatement since the area is within a redevelopment area. On a motion by Mr. Zuber, seconded from Mr. Caffray, the resolution was approved.

The Old Drug Building: Mr. Fletcher presented estimates to repair the east wall of the Old Drug Building on the Landing which is a common wall to the adjacent office building. The estimates for new brick veneer was \$28,900, \$4,100 for a weatherized sealer compound, and \$4,900 for a cement-based sealing compound. Another estimate for a plaster covering was not yet available. No action will be taken until this last estimate is obtained.

Downtown Development Plan: Mr. Fletcher said that contracts with the consultants (Trkla, et al. of Chicago) have been reviewed and a work element regarding studying the need for another parking garage was not included. This need was expressed to the consultant for inclusion in the documents before the signatures are obtained.

A project management board has been appointed with Mayor Moses serving as chairman. The board will meet for the first time on Monday, May 20.

Summit Park: Jack Peterson gave the Commission a brief update on the progress of construction of the park. Good weather is allowing good progress and the sanitary sewer would be completed this week with substantial completion by end of September.

There being no further business before the Commission, Reverend Hall entertained a motion to adjourn at 11:15 A.M.

Fort Wayne Redevelopment Commission

A handwritten signature in blue ink, appearing to read "Kim A. Zuber", is written over a horizontal line.

Kim A. Zuber, Secretary

Fort Wayne Redevelopment Commission

Minutes of Regular Meeting

Date: April 8, 1985

Place: Room 128, City County Building

Members Present: Irwin Bandemer, Jack Caffray, Reverend James Hall, Robert Thompson

Members Absent: Kim Zuber

Staff Present: Karl Bandemer, Ron Fletcher, Jack Peterson, John Wernet

Call to Order:

The meeting was called to order at 9:15 A.M. by President Robert Thompson who called the role and recognized a quorum as present.

Approval of Minutes:

On a motion by Mr. Bandemer with second by Mr. Caffray, the minutes of the March 11, 1985 meeting were approved.

Approval of Vouchers:

On a motion by Mr. Bandemer and seconded by Mr. Caffray, the vouchers for March were approved.

Old Business:

There was no old business.

New Business:

Resolution No. 85-13 - To amend the civic Center Renewal Project to allow acquisition of Parcels 6-14A, 14B, 14C, 14D, and 14E (described as south along the west side of Calhoun Street from Lebamoff's Law Office to the corner of Calhoun and Washington Streets and west along the north side of Washington to and including the Blood Plasma Donor Center). Mr. Fletcher explained that rather than adopt a new or revised project plan, the Commission can amend the existing one. The parcels mentioned will be necessary for the Courtyards project. A letter from Robert Hutner of Jefferson Realty Corp., owner of the parcels, is attached delineating its agreement to the amendment. On a motion by Mr. Bandemer with second from Mr. Caffray, the resolution was adopted.

Resolution No. 85-14 - As follow-up to Resolution No. 85-13, Mr. Fletcher explained that two appraisals of the Jefferson Realty property had been completed. On a motion by Mr. Bandemer, seconded by Mr. Caffray, the resolution was adopted and the Commission directed Mr. Fletcher to begin negotiations for the purchase of the property.

Resolution No. 85-15 - The Commission has accepted from the City, Summit Industrial Park. For marketing purposes, Mr. Fletcher explained the need for a resolution detailing the legal aspects required for sale of the property. Independent appraisals have been completed and minimum sale prices established. Mr. Thompson raised the issue of the Commission's financial responsibility for the project and expressed his concern that the Commission not be liable for any construction or other improvement costs of the Park. Mr. Fletcher detailed that all construction costs are being paid by the Board of Public Works through a grant from the Economic Development Administration and City Utilities Capital Improvement monies. The Commission's responsibility is only to reimburse the City for its share of construction costs and the

price of raw land when originally purchased by the City. The Commission need not accept any costs other than those incurred through its marketing efforts. Mr. Fletcher went on to say that legal advertising would begin as soon as possible. On a motion by Reverend Hall, seconded by Mr. Bandemer, the resolution was adopted.

Resolution No. 85-16 - Mr. Fletcher explained that of \$850,000 for development of the Downtown Transit Mall, approximately \$250,000 remained. The resolution transfers \$200,000 from that budget line to consulting services budget. Reverend Hall moved to approve, seconded by Mr. Bandemer, the resolution was adopted.

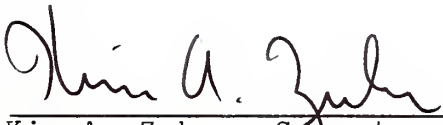
Resolution No. 85-17 - A resolution authorizing a contract for consulting services to develop a Downtown Development Plan. Mr. Fletcher reviewed the selection process in which Messrs. Caffray and Bandemer participated. The Review Team recommended the firm of Trkla, Pettigrew, Allen and Payne, Inc. of Chicago, IL. The contract sum is \$75,000. Mr. Nick Trkla was present to outline his firm's proposal, work plan and schedule. Turnbell Engineering of Fort Wayne and Northwestern University will assist TPA & P in the study. The study will extend 30 weeks. On a motion by Mr. Bandemer and second from Mr. Caffray, the motion was adopted.

The Commission next considered a proposal from Mr. Robert Howard to purchase a Commission property located adjacent to Figaro's Restaurant on Harrison Street. Mr. Howard proposes to add an atrium to the restaurant to increase seating capacity. A portion of the lot would be used by the 110 Partnership for parking. Mr. Howard's bid was for \$16,000 negotiable. Though the Commission turned down the proposal, the consensus of the Commission was that should Mr. Howard submit a development plan detailing the project including a plan to fix the exposed south facing wall of Figaro's Restaurant, the Commission would seriously entertain a purchase proposal. Mr. Howard acknowledged this request and said such a plan would be presented to the Commission and that a purchase price of \$20,000 could be acceptable to him.

The Commission next considered options for development or disposal of a parcel of land, "The Old Drug Building", at the corner of South Calhoun and the Landing. Mr. Thompson expressed his concern that this parcel is in a highly desirable location. The Commission, he feels, would be remiss if it sold the property in order for it to be used solely for parking. Mr. Fletcher mentioned that the appraised value is \$44,000 and the prospective purchaser proposes to spend nearly \$30,000 in improvements including fixing a common wall on the property for which the Commission is responsible. The Commission acknowledged that responsibility and declined to entertain the offer to purchase at this time. Mr. Fletcher then mentioned that a bid had been received to rent the property during the Three Rivers Festival in July. The Commission denied this proposal and asked Mr. Fletcher to advertise for bids instead.

There was no further business brought before the Commission. Mr. Thompson entertained a motion to adjourn at 10:25 A.M.

Fort Wayne Redevelopment Commission



Kim A. Zuber, Secretary

Fort Wayne Redevelopment Commission
Minutes of Regular Meeting

Date: March 11, 1985

Place: Room 128, City-County Building

Members Present: Jack Caffray
Reverend James Hall
Kim Zuber
Irwin Bandemer

Members Absent: Robert Thompson

Staff Present: Karl Bandemer
Ron Fletcher
Jack Peterson

Call to Order

The meeting was called to order at 9:17 A.M. Reverend Hall, Vice-President, acting in place of Robert Thompson, President, recognized a quorum as being present.

Approval of Minutes

On a motion of Mr. Bandemer, second by Mr. Caffray the minutes of the regular meeting on February 11, 1985 were approved.

Vouchers

Vouchers for February, 1985, were approved without discussion on a motion by Mr. Zuber, second by Mr. Caffray.

Old Business

There was no old business.

New Business

1. Resolution Number 85-10 - Resolution approving issuance of Certificate of Completion for Building "C", 110 Partnership. Joseph Christoff representing the 110 Partnership has requested this Certificate prior to completion of buildings A and B. Mr. Christoff remarked that the partnership still plans to move ahead with construction but are behind schedule due to a "soft" office lease/sale market in the CBD at this time. Building C is currently 60% occupied. Mr. Fletcher inquired of Mr. Christoff whether he (Mr. Christoff) would require the additional 20' east of his present building when the project continued. Mr. Christoff responded affirmatively and asked the Commission to please consider acquisition of that property in the future. Commission members expressed their desire for a timely completion but acknowledged the difficulties encountered by Mr. Christoff. On a motion by Mr. Bandemer, second by Mr. Caffray the resolution was passed.

2. Resolution Number 85-11 - Resolution approving interim Courtyards Development Agreement with Godine and Stunda, Inc. Messrs. Doug Stunda and Raul Garcia, Godine and Stunda, were present. Mr. Stunda reviewed the Courtyards projects noting that the architectural schematic design plan by Eric Kuhne was complete. Godine and Stunda, as developers, have acquired office space in CBD and are preparing to begin full-time marketing of retail space within the project area. Mr. Godine said that numerous retailers have expressed interest in the project and prospects will now be contacted specifically. Mr. Fletcher stated that the agreement period is 2/1/85 to 8/1/85 and there are two major parts of the agreement: the preleasing requirement and developer evidence of financialability. On a motion by Mr. Bandemer, second by Mr. Caffray, the resolution was adopted.

3. There followed a discussion regarding the acquisition by the Commission of parcels of real estate (8-2, 8-3, 8-4) in the Centrium Project Area. Mr. Fletcher briefly outlined the Commission's options:

- a. wait to begin acquisition until construction begins;
- b. begin acquisition now on a limited scale with those owners willing to sell;
- c. acquire all necessary property as soon as possible

Mr. Caffray suggested option C since once construction begins, prices are sure to rise within the area. Mr. Fletcher went on to say that sale/leasebacks could be arranged for those owners now willing to sell.

Consequently, the Commission instructed Mr. Fletcher to pursue option C.

4. The Commission next discussed two offers to purchase a Commission property located on Harrison Street next to Figaro's Restaurant, currently used as a parking lot. Joseph Christoff (previously mentioned) offered to purchase the property to use as parking for his clients. His offer was for \$20,000 cash. Commission members at the same time, entertained a proposal from Robert Howard to purchase the property to allow an expansion by Figaro's Restaurant. After consideration of both offers, the Commission decided to reject both offers at this time. Since considerable development is occurring in this area and parking is and likely will continue to be a prime concern, the lot's current use is acceptable for the time being, though members did not rule out the possibility of entertaining future purchase proposals.

5. The Commission next considered an offer to purchase a parcel of property now vacant on which once stood the "Old Drug Building" on the northwest corner of South Calhoun and The Landing. The offer is for \$9,000 from Schenkel & Tirpak, attorney-at-law with offices adjoining the property. The purchaser proposes to use the area for office and client parking. Mr. Fletcher said the developers would brick the common wall at a cost of \$26,000 and improve sidewalks and construct a parking lot at a cost of approximately \$10,000. Since the Commission is responsible for the cost of fixing the common wall, the members were very receptive to the offer. Mr. Fletcher suggested we prepare a resolution and request the developers to submit more detailed plans.

6. Discussion next turned to proposals for consulting services to originate a Downtown Development Plan. Proposals will be reviewed beginning on March 14. Ron Fletcher asked for two members to volunteer as reviewers, Messrs. Bandemer and Caffray did so.
7. In regards to the transfer of Summit Industrial Park from City control to the Commission, Mr. Fletcher notified the members that City Council had approved the plan.

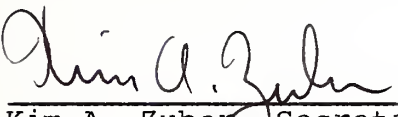
Other Business

Resolution 85-12 - Relocation expense for Fishman's, Inc. downtown store. The Commission is responsible for expenses in moving Fishmans from their downtown store. The expense totaled \$1,264.88. Due to the low amount, the Commission waived its usual three cost estimates and on a motion by Mr. Zuber, second by Mr. Caffray, the resolution was adopted.

There being no further business, Reverend Hall entertained a motion to adjourn at 11:15 A.M.

Redevelopment Commission

Adopted: 4/8/85

By: 
Kim A. Zuber, Secretary

FORT WAYNE REDEVELOPMENT COMMISSION

MINUTES OF REGULAR MEETING

DATE: February 11, 1985

PLACE: Room 128, City-County Building

MEMBERS PRESENT: Jack Caffray
Rev. James Hall
Irwin Bandemer

MEMBERS ABSENT: Robert Thompson
Kim Zuber

STAFF PRESENT: Karl Bandemer
Ron Fletcher
Jack Peterson

CALL TO ORDER

The meeting was called to order at 9:10 A.M. Reverend Hall, Vice President acting in the absence of Robert Thompson, President, recognized a quorum as being present.

APPROVAL OF MINUTES

On motion by Irwin Bandemer, seconded by Mr. Caffray, the minutes of the January 14, 1985 meeting were approved by unanimous vote.

VOUCHERS

There were no vouchers to be approved.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Resolution No. 85-7. Resolution approving an amendment to change over expenditure in certain line items and under expenditures in others to the August 18, 1983, Agreement with the Board of Park Commissioners. In 1983, the Commission agreed to pay up to \$185,000 for exterior work to the Botanical Conservatory including landscaping, decorative walkways, benches, etc. To this date, we have spent \$145,941. The Park Commission is requesting certain changes to the agreement to accommodate. The line item transfers total \$5,156. On a motion by Mr. Bandemer, seconded by Mr. Caffray, the resolution as approved unanimously.

Resolution No. 85-8. Resolution approving the future acceptance of Summit Industrial Park from the Common Council of the City of Fort Wayne. Mr. Fletcher briefly outlined the area of Summit Park and the City's intent to develop a high-quality, campus-like atmosphere commercial/industrial park. The Common Council will shortly be reviewing the arrangement to transfer the Park from City ownership to the Redevelopment Commission. The purpose being for the more expeditious marketing and sale of property once the Park is developed. Also to be authorized is a reimbursement agreement between the City and the Commission to pay back the City from monies from land sales all funds expended by the City in regards to the Park's development. This pay back totals approximately \$535,000. Responding to Mr. Caffray's question for clarification and details, Mr. Fletcher explained that the Commission can dispose of real estate much more quickly than the City under its statutory limitations. It is felt that this will aid in marketing the Park to business prospects. The Commission will reimburse the City its costs from the proceeds of land sales in the Park. The Commission is assuming no financial responsibilities, but, will market the Park for sale. After the City is paid back,

the Commission will receive monies from all land sales. On a motion by Mr. Caffray and seconded by Mr. Bandemer, the resolution was approved unanimously.

1985 ANNUAL WORK PROGRAM

Mr. Fletcher presented the 1985 Annual Work Program outlining four goals:

1. Maintaining the comprehensive planning process.
2. To promote and assist the stabilization, development and redevelopment of commercial and industrial areas that have had a cessation of growth, lack of development.
3. Strengthen the City's economy by encouraging private investment in the Central Business District.
4. To maintain the Commission structure and services.

There followed a discussion of the goals and 1985 objectives as delineated in the Work Program.

There being no further business before the Commission, Reverend Hall entertained a motion to adjourn the meeting at 9:55 A.M.

REDEVELOPMENT COMMISSION

ADOPTED: 3-11-85

BY: Kim A. Zuber, Secretary

Redevelopment Commission
Room 840 City County Building
Fort Wayne, IN 46802

Minutes of Special Emergency Meeting

DATE: February 26, 1985

PLACE: Room 840 Conference Room

MEMBERS PRESENT: Irv Bandemer
Jack Caffray
Kim Zuber

MEMBERS ABSENT: Reverend Hall
Robert Thompson

STAFF PRESENT: Ronald Fletcher
Helen Kessler
John Wernet

The special emergency meeting was called to order at 11:18 A.M. by Kim Zuber. John Wernet explained the reason for the special meeting was to discuss Resolution 85-9. Lots 24 and 28 of the Hanna-Creighton subdivision are being sold to Summit Bank, as Trustee of the Oak Lawn Courts Land Trust and it appears that approximately 8 buildings on lots 24-28 in the Rainbow Terrace housing complex are encroaching on utility easements. Also, some of the buildings do not meet the minimum set back requirements. In order for the buyer to receive a marketable title, it is necessary for the Fort Wayne Redevelopment Commission to execute a Waiver of Encroachments and Release of Restrictive Covenants on said real estate. The buyer has put in escrow \$25,000.00 to be used if deemed necessary to replace or move any utility lines. Irv Bandemer moved that Resolution 85-9 be accepted and Jack Caffray seconded the motion. By unanimous vote the Resolution was passed. The meeting was adjourned at 11:30. The next meeting is to be held on March 11 at 9:00 A.M. in Room 128 of the City County Building.



Robert I. Thompson, President

Kim Zuber, Secretary

Adopted: 3-11-85

REDEVELOPMENT COMMISSION
Room 840, City County Building
Fort Wayne, IN 46802

Minutes of Special and Regular Meetings

DATE: January 14, 1985

PLACE: Room 128, City County Building

MEMBERS PRESENT: Jack Caffray
Robert I. Thompson, Jr.
Reverend James Hall
Kim Zuber

MEMBERS ABSENT: Irwin Bandemer

STAFF PRESENT: Karl Bandemer
Ron Fletcher
John Wernet

The Special Meeting was called to order at 8:45. Sandra Kennedy, City Clerk performed the swearing in ceremonies for the newly appointed Commission Members. Irwin Bandemer had previously been sworn in. The special meeting was adjourned.

At 9:00 A.M. the Public Hearing was called to order. Robert Thompson asked if there was anyone present to speak for or against the Resolution 85-1, Confirmatory Resolution to Summit Park Industrial Renewal Project. There being no proponents or opponents, the Public Hearing was adjourned.

The Regular Meeting of the Redevelopment Commission was called to order and the first order of business was election of officers for 1985. The offices opened for election were President, Vice President and Secretary. Nominations from the floor were called for and Kim Zuber motioned that Robert Thompson be retained as President. Reverend Hall seconded the motion and there being no other nominations for President the nominations were closed. Kim Zuber then nominated Reverend Hall for Vice President and Robert Thompson seconded the motion. Reverend Hall at first declined the nomination stating he felt he was not knowledgeable of the Commission's workings after only one year on the Commission. Robert Thompson stated that after one year the other members felt he was qualified and knowledgeable. Reverend Hall then accepted the nomination. There being no other nominations, the nomination for Vice President was closed. Robert Thompson moved that Kim Zuber be renominated for Secretary and Reverend Hall seconded the motion. There being no other nominations for Secretary, the nominations were closed. The officers were elected by acclamation.

Approval of Minutes

The next matter of business at the Regular Meeting was approval of minutes for November 20, 1984. Kim Zuber moved that the minutes be approved and Reverend Hall seconded the motion. By unanimous vote the minutes were approved.

Vouchers

The vouchers for the month of November were reviewed and Kim Zuber motioned that they be approved. Reverend Hall seconded the motion and by a unanimous voice vote the vouchers were approved.

Old Business

There being no old business, the meeting moved on to new business.

New Business

Resolution 85-1 - Ron Fletcher explained that in order for the Redevelopment Commission to assist in the development of Summit Park it must be declared a redevelopment area. City Council and the Planning Commission have approved the Declaratory Resolution, the public hearing has been held, and now the Redevelopment Commission can confirm the Declaratory Resolution. Ron also explained that the ITT site was entered into the Confirmatory Resolution legal description in error and should be excluded. Robert Thompson suggested that Confirmatory Resolution 85-1 be changed to show the correct legal description excluding the ITT site. Reverend Hall made a motion to accept the Resolution and Kim Zuber seconded the motion. By a unanimous voice vote the Resolution was adopted.

Resolution 85-2 - was tabled at this time until the Public Hearing was held.

Resolution 85-3 - Ron explained that when the contract with Larry Misner was originally drawn up regarding appraisals for the Courtyards Project that only certain properties were included for acquisition. It is necessary and desirable to obtain additional appraisals of parcels within the Civic Center Renewal Project (Courtyards) area in order to include them for acquisition. The additional parcels for appraisal are Parcel 6-5 (Jefferson House) and Parcels 6-14A thru 14-E (5 parcels - Hutner Properties). Ron Fletcher recommended that Larry Misner's Appraisal Service Contract be amended to include the aforementioned parcels. Kim Zuber moved that the Resolution be passed and Reverend Hall seconded the motion. By a unanimous voice vote the Resolution was passed.

Resolution 85-4 - This Resolution is to approve a new Request For Proposal (RFP) for the Downtown Development Plan. Ron Fletcher stated that the last downtown development plan was made in the mid 1970's and since then 95% of the plan has been implemented. A project management board would be appointed and made up of a member from the Board of Works, CD&P, the City Council, Chamber of Commerce, the private sector and Redevelopment Commission. The cost of this RFP will be shared according to the benefit received by the Board of Works, CD&P and the Redevelopment Commission. Reverend Hall moved the Resolution be approved and Kim Zuber seconded the motion. By unanimous voice vote the Resolution was passed.

Resolution 85-5 - Ron explained that in 1983 a service agreement was made with Ruelle Associates. Since then the scope of the project has changed and the service agreement is outdated. In August of 1984 it was agreed upon by the Redevelopment Commission to terminate that service contract and rewrite a new one. The Commission Attorney has developed a termination agreement and Ruelle Associates has signed it and now the Redevelopment Commission is to officially approve it. Kim Zuber motioned that the Resolution be approved and Reverend Hall seconded the motion. By a unanimous voice vote the Resolution was passed.

Resolution 85-6 - Robert Thompson stated that this Resolution was to approve retaining John Wernet and Grotrian and Boxberger as the Redevelopment Commission's legal counselors for another year. Reverend Hall motion that the Resolution be accepted and Kim Zuber seconded the motion. By a unanimous voice vote the Resolution was passed.

Ron Fletcher then asked that a new time be set for regular meetings and 9:00 A.M. was agreed upon to be the new meeting time.

Ron Fletcher stated that the American City Corporation has completed the office, retail and housing market support study and would like to present it to the Redevelopment Commission. Karl Bandemer stated that he had talked to John Chapman and suggested that they go through the market study line by line. Monday, January 28th at 9:00 A.M. was selected for the presentation to the Redevelopment Commissioners. Karl Bandemer also asked that American City

Corporation present their plan to the public sector. 3:30 P.M. on January 28th was selected for the presentation of the study to the general public.

Ron Fletcher stated that the last Redevelopment Commission agreement with Godine and Stunda terminates as of November 15, 1984 and this agreement states that a new agreement would be drawn up and entered into by December 1984. The Redevelopment Commission staff members have met several times with Godine and Stunda in an effort to negotiate a new agreement. Godine and Stunda has requested that an extension of the time for entering into an acceptable agreement be extended to February 11, 1985. Godine and Stunda and their attorneys will be in Fort Wayne the week of January 21st to discuss the agreement. John Wernet explained that Resolution 84-25 states that Godine and Stunda must enter into an acceptable contract with the Redevelopment Commission by December 31st, otherwise their designation as developers would be null and void. Robert Thompson motioned that the extension be accepted and Kim Zuber seconded the motion. By unanimous voice vote the extension was approved. The regular meeting was recessed for the public hearing.

At 9:30 A.M. the second public hearing was called to order. Robert Thompson then called for anyone to speak for or against the Resolution 85-2, Confirmatory Resolution Centennial Industrial Renewal Project. There being no one present to speak for or against the Resolution, the public hearing was adjourned.

The regular meeting of the Redevelopment Commission was reconvened.

Resolution 85-2 Ron Fletcher explained that the Redevelopment Commission regular meeting. Ron Fletcher explained that the Commission felt that the Centennial Park has not had normal development over the last eight to ten years and it would be of public benefit to assist Centennial Park in their development efforts. Of the approximate 225 acres in the park, only about 55 acres has been developed. Certain parts of the Park has no utilities and mounding and landscaping should be done on the south side of the Park. Resolution 85-2 is a confirmatory resolution declaring Centennial Park as a Renewal area. This will allow the Commission to expend time and resources in assisting the park's development. Kim Zuber made the motion that the Resolution be passed, and Reverend Hall seconded the motion. On a voice vote all voted "aye" and the Resolution was unanimously passed.

Other Business: Karl Bandemer stated that Summit Park is owned by the City of Fort Wayne and in discussing the disposition rights with the City's Attorneys, it was stated that it would be cumbersome to dispose of the property to developers under the present City statutes. The City's attorney suggested transferring the property to the Redevelopment Commission. Robert Thompson suggested that the City's attorney draw up the ordinance transferring the property to the Redevelopment Commission. The improvements to the property will be made through a grant from the EDA. There will be no cost to the Redevelopment Commission.

There being no further business the meeting was adjourned.

Kim A. Zuber, Secretary

Adopted: 2-11-85

Redevelopment Commission
Room 840, City-County Building
Fort Wayne, IN 46802

Minutes of Special Meeting

DATE: November 20, 1984

PLACE: Board of Works
Conference Room 9th Floor

MEMBERS PRESENT: Irwin Bandemer
Reverend James Hall
Robert L. Thompson
Kim Zuber

STAFF PRESENT: Mike Brown
Ron Fletcher
John Wernet

OTHERS PRESENT: News Media

Robert Thompson, President called the meeting to order at 9:00 A.M.

Approval of Minutes

Minutes of the October 17, 1984 meeting were review and motion was made by Irv Bandemer to accept them. Reverend Hall seconded the motion and on voice vote, all voted "Aye".

Old Business

Ron Fletcher stated that there was no old business to bring before the Commission.

New Business

Resolution 84-39 - This resolution deals with the approval of consultants for the Amtrak Station feasibility study. Ron Fletcher explained that PTC received a \$59,000 grant from UMTA to do the study and has asked the Redevelopment Commission administer the grant. Bids were put out and six (6) consulting firms responded with Request for Proposals (RFP). A project management board was formed to review the RFPs and the firm of BRW was selected to do the study. BRW has done the study for the downtown transit mall. Mike Brown explained that the Redevelopment Commission has matched the grant with \$14,900 of inkind services. These services will consist mostly of Mike Brown's time, some of Karl Bandemer and Ron Fletcher's time and secretarial service. Kim Zuber moved that the Resolution be adopted and Irv Bandemer seconded the motion. By unanimous vote the Resolution was adopted.

Resolution 84-40 - Ron Fletcher explained that the minor plan change is the purchase of Wayne Street property owned by Maurice Jones. This property was not originally considered for purchase in the Courtyards project. Mr. Jones sent the Redevelopment Commission a letter requesting the property be entered for acquisition in the Courtyards Project. Kim Zuber moved that the Resolution be adopted and Reverend Hall seconded the motion. By unanimous vote, the Resolution was adopted.

Resolution 84-41 - This Resolution is requesting approval of the acquisition price of the Maurice Jones, Jefferson House property mentioned in the previous Resolution. Irv Bandemer moved that the Resolution be adopted and Reverend Hall seconded the motion. On a unanimous voice vote, the Resolution was adopted.

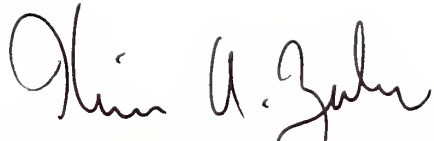
Resolution 84-42 - Ron explained this Resolution is to amend contract with Ron Gettel and Larry Misner to update appraisal of parcels 8-2, 8-3 and 8-4 in the Civic Center Renewal Project Block 8. Bob Thompson stated that the passage of this Resolution

should not be construed as approving the purchase of said parcels. Kim Zuber moved the Resolution be adopted and Irv Bandemer seconded the motion. On a unanimous voice vote, the Resolution was adopted.

Following the adoption of the Resolutions, Ron Fletcher gave a brief update on the Courtyards Project. He stated that Karl Bandemer was in Baltimore meeting with developers to decide in what direction to proceed with Mr. Thompson stated that we are at a point where the developers will let us know very shortly what they will want to develop the project. Kim Zuber stated that he had heard good reports on Mr. Fred Schroeder who was hired as construction manager for the development of the Courtyards project. Ron Fletcher attested to Mr. Schroeder's knowledge of his work from previous meetings with Mr. Schroeder.

Ron Fletcher presented copies of a letter from Joe D'Italia stating he still has plans to go ahead with the Centrium Project. Mr. Zuber mentioned that he would like to see the architectural plans for such project and Mr. Thompson suggested the Redevelopment Commission staff get a definite time schedule from Mr. D'Italia as to when the project will commence.

There being no other business the meeting was adjourned.



Kim A. Zuber, Secretary

Adopted: 1-14-85

Redevelopment Commission
Room 840, City County Building
Fort Wayne, Indiana 46802

Minutes of Regular Meeting

DATE: October 17, 1984

PLACE: Room 840 Conference Room

MEMBERS PRESENT: Robert L. Thompson, Jr.
Irwin Bandemer
Reverend James Hall
Kim Zuber

STAFF PRESENT: Karl Bandemer
Mike Brown
Ron Fletcher
John Wernet

The meeting was called to order at 8:00 A.M. by President Robert L. Thompson.

Approval of Minutes

Minutes of the September 10, 1984 meeting had been reviewed and Irv Bandemer moved that they be approved. The motion was seconded by Kim Zuber and by a unanimous voice vote the minutes were approved.

Vouchers

The vouchers for the month of September were reviewed and Irv Bandemer moved that they be approved. Reverend Hall seconded the motion and by a unanimous voice vote the vouchers were approved.

Old Business

It was stated that Jennifer Tritch has resigned from the Redevelopment Commission effective September 28, 1984.

New Business

Resolution 84-37 - The contract with Godine and Stunda stated that they would do a preliminary cost estimate to make sure the project was feasible. They now have to have a more indepth estimate and suggest hiring Fred Schroeder who has been in the construction business for many years and is familiar with the cost estimating process. They recommend he be retained to work with the developers, construction people and Redevelopment Commission, and architects to arrive at the most accurate figures as possible. Eric Kuhne, Steve Irmscher, Tom Hagerman and Fred Schroeder met October 16th as the first step in arriving at a cost estimate. Irv Bandemer made a motion that this Resolution be passed and Reverend Hall seconded the motion. A vote was taken and Kim Zuber abstained. The other Commissioners voted in favor of the Resolution.

Old Business

Ron Fletcher submitted the tenth revision of the Courtyards Project plans for review. Eric Kuhne has met with the developers and architects and has come up with drawings whereby the builders can give them a preliminary bid estimate. American City Corporation has their office/retail/housing study completed. There is to be a total of 60,000 sq. ft. of retail space available.

There being no other business the meeting was adjourned.

ADOPTED: _____

BY: _____

Redevelopment Commission
Room 840, City County Building
Fort Wayne, IN 46802

Minutes of Regular Meeting

DATE: September 10, 1984

PLACE: Room 128 City County Bldg

MEMBERS PRESENT: Robert Thompson, Jr.
Reverend James Hall
Jennifer Tritch
Kim Zuber

MEMBERS ABSENT: Irv Bandemer

STAFF PRESENT: Karl Bandemer
Mike Brown
Ron Fletcher
John Wernet

OTHERS PRESENT: Ralph Stogner

Robert Thompson, President, called the meeting to order at 10:00 A.M.

Approval of Minutes

Minutes of the August 16 and 24th meetings were reviewed and a motion was made by Kim Zuber to accept them. Reverend Hall seconded the motion and on voice vote, all voted "Aye".

Vouchers

The vouchers for August were reviewed and a motion was made by Reverend Hall to accept them. The motion was seconded by Kim Zuber and on voice vote, all voted "Aye".

Old Business

Ron Fletcher stated that there was no old business to review.

New Business

Resolution 84-33 - Ron Fletcher explained that in order to include the Fishman Building for acquisition in the Courtyards Project there must be a minor change in the Civic Center Urban Renewal Plan. The letter from Stan Fishman approving that acquisition was received according to State statutes and Mr. Fletcher recommended the passage of Resolution 84-33. Jennifer Tritch made the motion to pass the Resolution and Reverend Hall seconded the motion. By unanimous voice vote, all voted "Aye".

Resolution 84-34 - Ron Fletcher stated that Ron Gettel has appraised the Courtyards Parcel 6-11 and suggested that Lowell Griffin do a second appraisal in order to come up with an offering price. Jennifer Tritch moved that Resolution 84-34 be accepted and Kim Zuber seconded the motion. By unanimous voice vote, all voted "Aye".

Resolution 84-35 - Ron Fletcher explained that Lowell Griffin had completed the services part of the contract. This Resolution is approving the offering price for Parcel 6-11. Jennifer Tritch motioned that Resolution 84-35 be approved and Reverend Hall seconded the motion. By unanimous voice vote, all voted "Aye".

Resolution 84-36 - Mr. Fletcher explained that the Civic Center sidewalks and landscaping were not acceptable to the Commission and that he and Karl Bandemer have met with the Civic Center Convention Authority staff and Chairman and they agreed to redesign the sidewalk. In negotiations it was agreed that the Commission

would approve the design and the Convention Authority would approve the color of the bricks. The Commission has agreed to offset some of the cost of redesigning the sidewalk by paying for the construction of approximately 60 linear feet of sidewalk on the south side of Jefferson Street. The cost would be approximately \$3,500 for this work. Reverend Hall suggested that a minority contractor be given the chance to work on the Civic Center sidewalk project. Reverend Hall moved that the Resolution be accepted and a second was made by Kim Zuber. By unanimous voice vote, all voted "Aye".

The next item of business was the Interlocal Agreement between the Redevelopment Commission and PTC. Mike Brown explained that PTC has received a cash grant from UMTA for \$59,958.00 and the Redevelopment Commission is to supply inkind services of 20% or \$14,990.00 to do a feasibility study. We are awaiting the return of proposals from consultants to determine if the Amtrak Station can be made into a multimodal transportation center. When the proposals are returned, the Project Management Board will determine which consulting firm would be the best for this project. Our share of the project would be in inkind services and no cash is involved. Mr. Brown stated that the feasibility study would take approximately six months to do. If the study shows that the multimodal transportation center is feasible, PTC will request additional monies from UMTA to do the actual project.

Ralph Stogner presented an update of the hotel project, and showed plans of the first floor and the proposed skywalks. He stated that construction is on time and barring any strikes or slowdowns they may be one month ahead of time. He stated that they are coordinating the marketing of the hotel with the Civic Center. He stated that he had met with Denarie Kane of CD&P to determine the brickwork and plantings surrounding the hotel and they have come to an agreement on how it should be done. The hotel is scheduled to be opened on September 1, 1985 according to Mr. Stogner. The model room will be done by the 8th of October and the hotel manager will be named shortly.

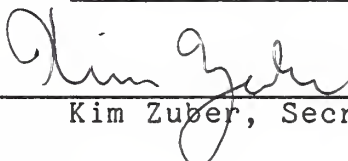
The last bit of new business was discussion of the trip to Port Side Market Place in Toledo, Ohio. Ron Fletcher explained that Port Side is a mall similar to the proposed Courtyards project, and the manager of Port Side has agreed to show our Redevelopment Commission how his mall is run.

Other Business

Resolution 84-36 - Mr. Fletcher stated that this is a Resolution approving the Intergovernmental Agreement between the Redevelopment Commission and PTC. Kim Zuber moved that the Resolution be accepted and a second was made by Reverend Hall. By unanimous voice vote, all voted "Aye".

There being no other business the meeting was adjourned.

ADOPTED: October 17, 1984

BY: 
Kim Zuber, Secretary

Redevelopment Commission
Room 840, City County Building
Fort Wayne, IN 46802

Minutes of Special Meeting

DATE: August 16, 1984

PLACE: Mayor's Conference Room
9th Floor City-County Bldg
Fort Wayne, IN 46802

MEMBERS PRESENT: Robert Thompson, Jr.
Irwin C. Bandemer
Reverend James Hall

MEMBERS ABSENT: Jennifer Tritch
Kim Zuber

STAFF PRESENT: Karl Bandemer
Mike Brown
Ron Fletcher
John Wernet

OTHERS PRESENT: Jerry McArdle
Eric Kuhne
Lance Righter
Dave Scott
News Media

Robert Thompson, President, called the meeting to order at 7:30 P.M.

Approval of Minutes

Minutes of the July 13, 1984 Special Meeting were reviewed and a motion was made by Irv Bandemer to accept them. Reverend Hall seconded the motion and on voice vote, all voted "Aye".

Vouchers

The vouchers for July were reviewed and a motion was made by Irv Bandemer to accept them. The motion was seconded by Reverend Hall and on voice vote, all voted "Aye".

Old Business

Ron Fletcher stated that there was no old business to review.

New Business

Ron Fletcher explained Resolution No. 84-26 which authorizes the transfer of property to the Rivergreenway Associates. Dave Scott explained that an addendum was added to the Resolution which would permit his clients to terminate the agreement if a curb cut was not allowed on Lafayette Street. He stated that their development plans were questioned by the Traffic Engineering Department and other city departments. The Traffic Engineering Department will not recommend a curb cut at the corner of Lafayette and Superior Streets because of the traffic backup at that intersection during busy hours. Mr. Scott stated that only an ingress would be made at this intersection. It was suggested that a special meeting be called after the Rivergreenway Associates principals meet with the Board of Works and Traffic Engineering Department to resolve the problem. Irv Bandemer suggested the Resolution be tabled and Reverend Hall seconded the motion. On a voice vote, all answered "Aye" and the motion was passed unanimously.

Resolution 84-27 Approving Financing Construction Plans for the Fort Wayne Rivergreenway Associates. Jerry McArdle described

the architectural plans for the building. It will be a 16,000 sq. ft. building with brick sides, metal facia and a metal standing seamed roof. Ron Fletcher mentioned that CD&P would like a complete landscaping plan before final approval is given. Jerry McArdle stated that there would be more landscaping than there is now. Irv Bandemer motioned that the Resolution be passed and Reverend Hall seconded the motion. On a voice vote, all answered "Aye" and the motion was unanimously passed.

Resolution 84-28 Resolution authorizing execution of an agreement for the Courtyards development activity and services of Godine & Stunda, Inc. Ron Fletcher stated that the Resolution includes the development rights and compensation. After Phase I, the developers and Commission will negotiate and enter into a agreement having terms satisfactory to all with regard to performance during Phase II. Irv Bandemer moved that the Resolution be passed, seconded by Reverend Hall. On a voice vote, all voted "Aye", and the motion was unanimously passed.

Resolution 84-29 Ron Fletcher explained that because another merchandising plans will be undertaken, Godine & Stunda, Inc. suggested Eric R. Kuhne & Associates follow through with additional architectural work. The changing of the scope of the development and the integration of the private and common space require additional architectural work. Lance Righter stated this concept was presented three months ago and the architectural work is essential in helping the developer to verify his costs. Irv Bandemer moved that the Resolution be passed, seconded by Reverend Hall. On a voice vote, all answered "Aye" and the motion was unanimously passed.

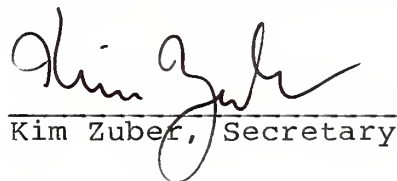
Resolution 84-30 Ron Fletcher introduced Byron "Tom" Jones and read his qualifications for replacing Bob Leas as consulting engineer. Mr Jones will be working for the fee of \$25.00 per hour. Reverend Hall moved the Resolution be passed, seconded by Irv Bandemer, and on voice vote, all answered "Aye". The motion was unanimously passed.

Resolution 84-31 This Resolution will allow Tax Increment Financing to the Summit Park area and will help the City promote jobs. Monies will be redirected back into the park project. Irv Bandemer moved that the Resolution be passed, seconded by Reverend Hall and on voice vote, all answered "Aye". The motion was unanimously passed.

Resolution 84-32 This Resolution is the same as 84-31, but, for Centennial Park. Irv Bandemer moved that the Resolution be passed, seconded by Reverend Hall, and on voice vote, all voted "Aye". The motion was unanimously passed.

There being no other business, the meeting was adjourned.

ADOPTED: September 10, 1984



Kim Zuber, Secretary

Redevelopment Commission
Room 840, City-County Building
Fort Wayne, IN 46802

Minutes of Special Meeting

DATE: August 24, 1984

PLACE: Mayor's Conference Room
9th Floor City-County Bldg
Fort Wayne, IN 46802

MEMBERS PRESENT: Irv Bandemer
Reverend Hall
Jennifer Tritch
Kim Zuber

MEMBERS ABSENT: Robert Thompson

STAFF PRESENT: Ron Fletcher


OTHERS PRESENT: Dave Scott
News Media

Irv Bandemer called the Special Meeting to order at 10:00 A.M.

Resolution 84-26 This Resolution has been tabled from the August 16, 1984 meeting. Dave Scott stated that the problem with the Board of Works regarding the curb cut on Superior Street has been resolved. The actual design of the curb cut will be subject to approval of the Board of Works, and the addendum has been eliminated from the contract. John Wernet stated that the real estate will be titled to Rivergreenway Associates which consists of the same doctors in the Orthopaedics, P.C. Irv Bandemer asked for a motion on the Resolution and Reverend Hall moved that the Resolution be accepted. Kim Zuber seconded the motion. On voice vote, all answered "Aye" and the motion was passed unanimously.

ADOPTED: September 10, 1984

BY: _____


Kim Zuber, Secretary

REDEVELOPMENT COMMISSION
Room 840 City County Building
Fort Wayne, Indiana 46802

Minutes of Special Meeting

DATE: July 13, 1984

PLACE: Room 128
City County Building
One Main Street
Fort Wayne, IN 46802

MEMBERS PRESENT: Kim Zuber
Jennifer Tritch (By Phone)
Robert Thompson

STAFF PRESENT: Karl Bandemer
Mike Brown
Ronald Fletcher
John Wernet

OTHERS PRESENT: Douglas Godine
Graham Richard
Lance Righter
Clarence Stuart
Steven Stunda

Robert Thompson, President, called the meeting to order at 10:30 A.M.

Approval of Minutes:

A motion was made by Kim Zuber to approve the minutes, seconded by Robert Thompson and unanimously approved.

Vouchers:

A motion was made by Kim Zuber to approve the May and June vouchers, seconded by Robert Thompson and unanimously approved.

Old Business

Ron Fletcher stated that there was no old business to review.

New Business

Resolution 84-25

Approval of a developer for the Courtyards Project. Due to the familiarity of the project background, statements were dispensed with. Motion was made to approve Resolution 84-25 by Robert Thompson, seconded by Kim Zuber and voted on unanimously. Jennifer Tritch expressed her vote by way of telephone.

Resolution 84-20:

Commendation/Appreciation to former engineer, Bob Lease for long, outstanding service to the commission.

Motion was made by Zuber to approve Resolution 84-20, seconded by Robert Thompson. By a unanimous voice vote, Resolution was passed.

Resolution 84-21:

Assignment of the bid and proposal for the development of Lots 19, 20 and 23 of Hanna-Creighton Addition.

Clarence Stuart stated that his building and space requirements could better be served by allowing the Indiana Enterprise Center Company, Inc. to construct a larger building on the site and he would lease space from them. Mr. Stuart recommended that his bid and development be assigned to Graham Richard/Enterprise Center Company, Inc.

Graham Richard discussed how the Enterprise project has been one of the Mayor's top three projects. The Business Incubator Center will involve the utilization of three methods of assisting businesses like Clarence Stuart's:

1. Space will be provided on flexible lease arrangements;
2. Access to shared services, for example office type services, pre-packaged service to help company with business plan writing to assist them in putting together their financing package;
3. Provide clerical services, for example typing, answering phones, word processing. There is a proposal pending with the Public Library System to put the first branch of the business and technology section which will be called the Enterprise Library Branch.

The facility will assist clients that are residents within the facility get their business going, and provide workshops and seminars.

The facility will create a small seed capital fund which can be used to provide for investment in the form of loans or equity investment into businesses that are in the start-up stage.

Graham Richard stated that they would like construction to be under roof by winter, and that they would like to make the space available for Mr. Stuart and other entrepreneurs beginning about February or March, 1985. They will go to bid in early August. Parking will be for about 167 spaces, and building is 60,000 square foot. They hope to have 15 to 20 new businesses which will create many new jobs.

Financing will be through a limited partnership which will control the real estate. There is a proposal of low interest loans through the Department of Economic Development and the Community Development & Planning Department. Mr. Stuart stated that they would keep their present old building and also lease space in the Enterprise Center which would be only a block away.

Kim Zuber made a motion to approve the Resolution, seconded by Robert Thompson. The Resolution was passed unanimously.

Resolution 84-22

Approval of leasing Redevelopment owned land during the Three Rivers Festival, primarily the parking lot at Lafayette and Superior Streets. Resolution is to officially approve the contract. It was stated that the transfer of this property to the doctors has not yet taken place.

Kim Zuber motioned that this Resolution be passed and it was seconded by Robert Thompson. The Resolution was passed unanimously.

Resolution 84-23

This Resolution is identical to 84-22, but is for the Old Drug Building lot and is for \$100.00. The Three Rivers Festival Committee is opting to buy this lot.

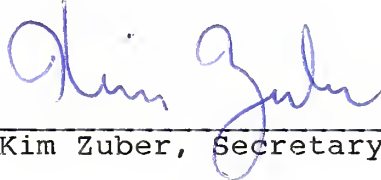
Kim Zuber motioned that this Resolution be passed and it was seconded by Robert Thompson. The Resolution was passed unanimously.

Resolution 84-24

Resolution for transferring monies within the Alley Mall Fund. There is approximately \$350,000 in the miscellaneous contingency. With the developers coming on board, there is a need to transfer \$290,375 into the Consulting line and \$25,000 to the appraisal line.

Kim Zuber made a motion that this Resolution be passed and it was seconded by Robert Thompson. The Resolution was passed unanimously.

There being no other business, the meeting was adjourned. The next meeting will be August 13, 1984.



Kim Zuber, Secretary

Redevelopment Commission
Room 840 City County Building
Fort Wayne, IN 46802

Minutes of Regular Meeting

DATE: May 14, 1984

PLACE: Room 128
City-County Building
One Main Street
Fort Wayne, IN 46802

MEMBERS PRESENT: Irwin C. Bandemer
Reverend James Hall
Jennifer Tritch

MEMBERS ABSENT: Robert L. Thompson, Jr.
Kim Zuber

STAFF PRESENT: Karl Bandemer
Mike Brown
Ronald Fletcher
John Wernet

OTHERS PRESENT: Kenneth D. Cole
Alan Grinsfelder
M. L. McArdle
Betty Newton
Lance Righter
News Media

Irv Bandemer, Vice President, called the meeting to order at 7:30 P.M.

Approval of Minutes:

All minutes of the April 9, 1984 meeting and the special April 11, 1984 meeting were reviewed and a motion was made by Jennifer Tritch that they be accepted. Reverend Hall seconded the motion and on voice vote, all voted "Aye".

Vouchers:

Mr. Bandemer asked if there were any question or comments on the vouchers for April. Jennifer Tritch made a motion to accept the vouchers and Reverend Hall seconded the motion. On a voice vote, all answered "Aye" and the motion was unanimously passed.

Old Business:

Ron Fletcher stated that there was no old business to review.

New Business:

Resolution 84-19

Ron Fletcher stated that legal advertisements were published on April 16 and 23, 1984 for bids on the property on Superior Street. Two appraisals were made on the property and the average price was determined at \$219,000. This was the minimum bid price that could be accepted. Bid opening was at 10:00 A.M. on May 14th and there was one bid which was from the Fort Wayne Orthopaedics, Inc. for \$219,000. Michael McArdle and Alan Grinsfelder were present to discuss this project. Alan Grinsfelder presented the mockup structure of the proposed medical office building to be constructed on the site. The two story building is to contain approximately 15,700 sq. ft. and the cost will be between \$1.5M and \$2M. Mr. Grinsfelder stated that the construction drawings would not be available for 60 days. Ron

Fletcher stated that the drawings needed to be presented to the Redevelopment Commission for their approval. Irv Bandemer asked how many doctors would be involved in the development project and Dr. McArdle answered that four doctors are presently participating. Ron Fletcher asked if the property was to be reassigned to a new entity and Dr. McArdle stated, there would be a group formed consisting of four doctors. John Wernet stated that an attachment was made to the bid offer stating the property would be assigned after a new entity was formed. Construction will begin July or August, 1984 and will take 14 months to complete.

Second on the agenda was the Centennial and Summit Parks TIF.

Ron Fletcher stated that the Redevelopment Commission staff is continuously looking for innovative ways to assist community and economic development. A recent tool made available to the Redevelopment Commission to promote development is Tax Increment Financing (TIF). TIF is the use of the projected increased property tax revenue generated only in a TIF area due to public and private investment. TIF proceeds can be used for such items as land assembly, relocation, etc. Ron said Centennial and Summit Industrial Parks are areas that can use our assistance in promoting industrial development and the use of the TIF would provide the financing. Ron said he received a letter from Mr. Paul Seitz, President of the Centennial Development Corporation, requesting development assistance and that we declare Centennial Park a Redevelopment Area for TIF purposes. After a brief discussion Jennifer Tritch made a motion to begin the process of declaring the Centennial and Summit Industrial Parks redevelopment areas for TIF purposes.

Next on the agenda was the Three Rivers Festival Contract.


Ron Fletcher said the Commission needed to have some flexibility written into the contract agreement so that if a developer, during the next two years, approached the Commission to buy and develop the land we could negotiate. Ron said the Commission would give the Three Rivers Festival Board the right of first refusal. If we did sell the property to a developer, the Commission could reimburse the Three Rivers Festival Board for their reasonable architectural costs in connection with the property. The Commission members directed John Wernet to work with the Three Rivers Festival Board's attorney to include in the contract agreement a section giving the Commission the right to sell the property but give the Three Rivers Festival Board the right of first refusal.

A ten minute recess was taken and when the meeting was resumed, Lance Righter from American City Corporation took the floor. Mr. Righter stated that since the last meeting, Ron Gettel had been selected to do the appraisals on the Courtyards properties. Mr. Righter said the American City Corporation has been trying to repackage the project. They have met in New York with two large financial institutions and while the financial institutions were very interested in the property, they had reservations about the size of it. The project area is estimated at 280,000 sq. ft. The institutions expressed interest in financing the project if a named developer, especially with specialty center development experience could be brought to the table. They also requested additional information such as market demands in downtown Fort Wayne for retail and office space at the 200,000 sq. ft. level. American City Corp. has also been discussing other alternatives of attracting a developer to do the project. One alternative is to look at the project in terms of phase development where as 120,000 sq. ft. of retail and office space is to be done initially and the other 80,000 sq. ft. to be done in the second phase. Within the last week ACC has made three presentations to developers with special center experience. One developer was concerned about the size of the project, but, was willing to look at it. Another developer was moderately interested but only as a phase development and the third developer was enthusiastic about the project and is planning to come to

Fort Wayne in the next two to three weeks to view the project first hand. The consensus of all three developers has been a concern for absorbability of retail/office space in the Fort Wayne market. All three developers have asked to see a feasibility study for this size project. Mr. Righter introduced a work program and proposal to proceed with a downtown market support study that would encompass not only retail and office space, but, also potential residential demand in the downtown. There also would be a telephone survey of different socio economic groups to determine needs for the downtown. The study would take about three months to complete. It was stated that the ERA study was not adequate and did not touch on many issues. Karl Bandemer stressed the need for a good feasibility study. Lance Righter said he hoped to have a developer within three months and implementation of the project within six months.

Motion was made by Reverend Hall to approve proceeding with the market support study and seconded by Jennifer Tritch. By unanimous voice vote, the motion was approved.

There being no other business, the meeting was adjourned. The next meeting will be June 11, 1984.



Kim Zuber, Secretary

MINUTES OF THE SPECIAL MEETING

DATE: April 9, 1984

PLACE: Room 128
City County Building
One Main Street
Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson, Jr.
Irwin C. Bandemer
Kim Zuber

MEMBERS ABSENT: Reverend James Hall
Jennifer Tritch

STAFF PRESENT: Karl Bandemer
Ron Fletcher
Mike Brown

OTHERS PRESENT: Betty Newton
Ken Feeley
News Media

Mr. Thompson, President, called the meeting to order at 7:30 P.M.

APPROVAL OF MINUTES:

All minutes of the March 5, 1984 meeting were reviewed and a motion was made by Irv Bandemer to accept the minutes. Kim Zuber seconded the motion and on voice vote, all voted "Aye".

VOUCHERS:

Mr. Thompson asked if there were any questions or comments on the vouchers for March. Irv Bandemer made a motion to accept the vouchers and Kim Zuber seconded the motion. On a voice vote, all answered "Aye" and the motion was passed.

OLD BUSINESS:

The lease agreement between the Redevelopment Commission and the Three Rivers Festival Executive Board, Inc. regarding the Drug Building property on Calhoun Street and the Landing was brought up. Ron Fletcher stated that he had checked the minutes of the November-December minutes and that Bill Houseman had made a statement that the Three Rivers Festival Committee, Inc. wished to lease the Drug Building property at \$1,000 per year for two (2) years with an option to purchase the property for \$20,000. Three Rivers Festival Executive Board, Inc. was to landscape and beautify the property and a Kiosk was to be erected for the 1984 Three Rivers Festival event. The money paid to the Redevelopment Commission for leasing the property was to be applied to the purchase price. Ron Fletcher gave the Three Rivers Festival Committee a standard lease agreement which they submitted to their attorney. The attorney called Mr. Fletcher to exclude a few statements which are marked on the agreement. Mr. Thompson stated that he had no disagreement with the lease price or option of purchase or lease in general with the exception that he does not think the lease is clear as to whether the Festival Committee is using the land themselves or leasing the property to other vendors. He asked Mr. Houseman's representatives to have the committee submit their improvement plans to the Redevelopment Commission. The current lease does not require resubmittal of plans. Ms. Betty Newton of the Three Rivers Festival Committee stated she was not aware of those terms.

Mr. Thompson said he could not accept the lease as it is and suggested that John Wernet and the Festival attorney get together to discuss these terms. Irv Bandemer made a motion that the lease agreement be tabled until the attorneys met and agreed upon terms. Kim Zuber seconded the motion and on a voice vote all answered "Aye".

NEW BUSINESS:

Resolution 84-13 - This resolution authorizes approval of tax abatement for the Joslyn Steel Company. Joslyn Steel is doing expansion and putting considerable capital improvements into the area. Irv Bandemer made a motion to approve the resolution which was seconded by Kim Zuber. On a voice vote, all answered "Aye". The resolution was unanimously passed.

Resolution 84-14 - Minor plan changes for the Main Street Renewal Project - R-52. The current agreement calls for only parking lots or service facilities to be erected at this location and the Redevelopment Commission wishes to change this to include a medical office building. This resolution is to facilitate the development of the property. The staff recommended passage of this resolution. Irv Bandemer made a motion to approve this resolution, seconded by Kim Zuber and unanimously passed by the Redevelopment Commission.

Resolution 84-15 - Resolution approving disposal procedures of the Barr Street property, Parcel 1 and setting selling price of \$219,000. Mr. Fletcher stated that the highest and best bid will be taken and that the legal ad should be published this week. The property should be ready for disposal by the next Redevelopment Commission meeting which is May 14, 1984. Irv Bandemer moved to accept the resolution and Kim Zuber seconded the motion. By unanimous vote the resolution was passed.

Resolution 84-16 - Resolution to set acquisition price for the property in the West Main Street Renewal Project. Mr. Fletcher stated the property is at Calhoun and Main Streets, west of the 110 Corporation building. Two appraisals were made and a price was agreed upon for the sale of the property for redevelopment purposes. Irv Bandemer moved to approve the resolution and Kim Zuber seconded the motion. By unanimous vote the resolution was passed.

Resolution 84-17 - Resolution officially appointing Karl Bandemer, who has been Acting Director since December 3, 1983, to Executive Director of the Redevelopment Commission. Irv Bandemer abstained from voting, but, because there was no monetary advantages involved he requalified himself and voted for the appointment. Kim Zuber made a motion to approve the resolution. Robert Thompson seconded the motion and on a voice vote, all voted "Aye". The resolution was unanimously passed.

Resolution 84-18 - Resolution approving construction plans submitted by Hotel Developers Worsham, Stogner & Joblin was tabled because representatives of the hotel were not able to be present. This resolution will be discussed at a continued meeting of the Commission on Wednesday, April 11, 1984 at 3:00 in Room 128 of the City-County Building.

There being no other business, Irv Bandemer made a motion to discontinue this meeting and reconvene it on April 11, 1984. Kim Zuber seconded the motion and on a unanimous voice vote the meeting was discontinued at 9:00 P.M.

This meeting will be reconvened on April 11, 1984, at 3:00 P.M.



Kim Zuber, Secretary

MINUTES OF THE CONTINUED MEETING
FORT WAYNE REDEVELOPMENT COMMISSION

DATE: April 11, 1984

PLACE: Room 128
City County Building
One Main Street
Fort Wayne, IN

TIME: 3:00 P.M.

MEMBERS PRESENT: Robert Thompson, Jr.
Irwin C. Bandemer
Kim Alan Zuber

MEMBERS ABSENT: Reverend James Hall
Jennifer Tritch

OTHERS PRESENT: Karl Bandemer
Mike Brown
Ron Fletcher
Bob Lister
Ralph Stogner
Gary Wasson
Frank Webb
Robert Weidler
John Wernet
News Media


Robert Thompson called the meeting to order at 3:00 P.M.

Mr Stogner presented and reviewed with the Commissioners, the Hotel Construction Plans in detail. Mr. Thompson asked if the plans made provision for the overhead walkways from the Civic Center Garage to the hotel and the Courtyards to the hotel. Mr. Stogner said he had been working with the Commission staff in order to address this issue, but, the plans presented did not make this provision. Mr. Thompson said that this provision would have to be included in their construction plans.

Resolution 84-17 - Resolution approving construction plans submitted by the hotel developers, Worsham, Stogner & Joblin was discussed. There was a general consensus of the Commission members that the resolution did not address the overhead walkways. Therefore, Mr. Thompson recommended a Resolution Amendment stating that the redeveloper shall make provision in their plans for accepting the overhead walkways from the Civic Center Parking Garage through the hotel and from the hotel to the Courtyards project currently in the planning stages, which are acceptable to the Redevelopment Commission.

Robert Thomspon called for a motion adopting the resolution. Irv Bandemer made the motion and Kim Zuber seconded. The resolution was unanimously passed.

There being no other business, the meeting was adjourned.



Kim Zuber, Secretary

MINUTES OF THE SPECIAL MEETING

DATE: March 5, 1984

PLACE: Room 126
City County Building
One Main Street
Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson, Jr.
Irwin C. Bandemer
Reverend James Hall
Jennifer Tritch
Kim A. Zuber

STAFF PRESENT: Karl Bandemer
Ron Fletcher
Michael Brown

OTHERS PRESENT: Lance Righter
Eric Kuhn

Mr. Thompson, President, called the meeting to order at 6:30 P.M.

APPROVAL OF MINUTES

Mr. Thompson requested a motion on the minutes of the February 21, 1984 meeting. Irv Bandemer made a motion to accept the minutes, Jennifer Tritch seconded the motion and on voice vote, all voted "Aye".

VOUCHERS

Mr. Thompson asked if there were any questions or comments on the Vouchers for February. Kim Zuber moved the vouchers be approved, Reverend Hall seconded the motion, and on a voice vote, all answered "Aye", except Irv Bandemer who abstained.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

Resolution 84-9 - This resolution authorizes the contract of sale of the property located in the Hanna-Creighton area to Clarence Stuart of Sentry Supply. Mr. Fletcher spoke to Mr. Stuart by phone earlier in the day, and Mr. Stuart requested that closing be in six (6) months, and an additional 18 months to start construction. This would make a total of 24 months. There was a discussion as to whether this time delay will be accepted. It was agreed that a contract will be drawn up stating the six (6) month closing time be acceptable, a starting time of six (6) months for construction and 12 months for completion on construction. A motion was made by Irv Bandemer to accept the resolution, seconded by Kim Zuber, and on a voice vote, all answered "Aye". Resolution 84-9 was unanimously adopted.

Resolution 84-10 - Redevelopment Commission accepting the real estate at Barr & LaFayette Streets. The City Council

will possibly request that the Redevelopment Commission accept and dispose of the Barr Street Parking lot. There is a group of Orthopedic Surgeons that want to purchase the property and build a medical office building on the parcel. The Redevelopment Commission has an efficient and expedient process of disposing of property whereas, if the City disposed of the property, the process would take much longer. Any proceeds of sale would be paid back to the City. Resolution to go before Council on March 6, 1984. A motion was made by Irv Bandemer to accept the resolution, seconded by Reverend Hall, and on a voice vote, all answered "Aye". Resolution 84-10 was unanimously adopted.

Resolution 84-12 - Amendment of the present 1983 contract with Grotrian & Boxberger to be extended for one more year. Irv Bandemer made a motion that the resolution be adopted, seconded by Jennifer Tritch and with a voice vote, all answered "Aye". Resolution 84-12 was unanimously adopted.

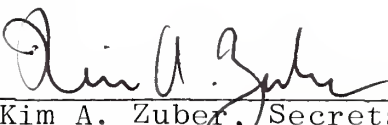
Courtyards Development Strategy - Karl Bandemer stated that a downtown merchants meeting was held Wednesday, February 29th to discuss plans for the Alley Mall. Part of the discussion was on the property owners receiving 40% of the capital out of the project in exchange for what properties they put into it. The \$10.00 per square foot evaluation of each property was an issue. The merchants wanted a fair value for their property, as some properties are more improved than others. Ron Gettel presented some alternatives for the merchants, one being to appraise all properties and take the sum of appraisal on the lower side of fraction. The Wednesday meeting lasted between one and one-half to two hours. Another meeting was planned for Wednesday, March 7, 1984.

Resolution 84-11 - Appraisal of Alley Mall property and Gettel contract for \$12,500. Motion was made by Irv Bandemer, seconded by Reverend Hall and on a voice vote, all answered "Aye". Resolution 84-11 was unanimously adopted.

Karl Bandemer recommended the Commission be prepared at the next meeting to formerly adopt a resolution that would engage the American Citys Corp to do those activities that are in the contract. Authorization was given for Karl Bandemer, Acting Director, to enter into an amended contract between the American City Corp, and the Redevelopment Commission. Motion was made by Robert Thompson and seconded by Jennifer Tritch, on a voice vote, all answered "Aye". The authorization was unanimously adopted.

There being no other business, Irv Bandemer made a motion that the meeting be adjourned. Jennifer Tritch seconded the motion and on a unanimous voice vote, the meeting was adjourned at 9:06 P.M.

The next meeting is to be the 2nd Monday in April.


Kim A. Zuber, Secretary

MINUTES OF THE SPECIAL MEETING

DATE: February 21, 1984

PLACE Ninth Floor Conference Room
City-County Building,
One Main Street
Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson, Jr. President
Irwin C. Bandemer
Jennifer Tritch
Reverend James Hall

MEMBERS ABSENT: Kim Zuber

STAFF PRESENT: Karl Bandemer, Acting Director
Ron Fletcher, Assistant Director
Julia A. Zickgraf
Helen J. Kessler

OTHERS PRESENT: John Wernet, Attorney
Eric Kuhn
Lance Righter
Clarence Stuart
Gary Wasson
Fred Hunter
Jim Chen
Robert Greengard
Other Downtown Business Owners
News Media

Mr. Thompson, President, called the meeting to order at 7:30 P.M.

APPROVAL OF MINUTES

Mr. Thompson made a motion to approve the minutes of January 11, 1984 meeting. Irv Bandemer moved to accept them, Jennifer Tritch seconded the motion and on voice vote, all voted "Aye".

VOUCHERS

Mr. Thompson asked if everyone had reviewed the vouchers for the month of January. Mr. Irv Bandemer moved they be accepted. Jennifer Tritch seconded the motion and on voice vote, all answered "Aye".

OLD BUSINESS

Resolution 84-3 - Contract with Eric Kuhn and Associates of 1983. Due to increase in the schematic design and changes in the Alley Mall block, Eric Kuhn and Associates has requested an increase by amending contract from \$61,150.67 to \$83,529.68, an increase of \$22,371.01. Dr. Hall recommended approval. Irv Bandemer seconded the motion and on a voice vote, all answered "Aye". Resolution 84-3 was unanimously passed.

Resolution 84-4 - The Commission had advertised three parcels, 19, 20 and 23 in the Hanna-Creighton Area for \$32,092.00 and had a bid in that amount from Clarence Stuart. A previous bid of \$10,000 was made and that bidder was given the opportunity to amend his bid. That bid was turned down at the last meeting.

Clarence Stuart spoke on his plans to expand and is in the process of negotiating with RCA on contracts. He has lost contracts in the past because of lack of space. Has plans to have new building completed within 18 months.

Irv Bandemer motioned approval and Dr. Hall seconded motion. On a voice vote, all answered "Aye". Resolution 84-4 was unanimously approved.

NEW BUSINESS

Resolution 84-5 - Gary Wasson presented tax abatement proposal for the Convention Center Association. Property was publicly owned by the Convention Authority in April, 1983 and was not subject to taxation. Since then it has been sold to a private group and at this time they are requesting tax abatement status.

Irv Bandemer moved that the motion be accepted. Jennifer Tritch seconded and on a voice vote, all answered "Aye".

Resolution 84-5 was unanimously approved.

Resolution 84-6 - Ron Fletcher stated that the Fort Wayne Center Associates is requesting tax abatement on the Civic Center Hotel.

Bob Thompson asked if tax abatement was one of the economic factors projected into the success of the hotel. Mr. Fletcher answered, "yes". Mr. Thompson asked if the projected figures for financing would be thrown out of kilter if the Commission did not grant it. Mr. Fletcher answered "yes". Irv Bandemer moved that they accept the request. Dr. Hall seconded and on a voice vote, all answered "Aye". Resolution 84-6 was unanimously passed.

Resolution 84-7 - Mr. Fletcher stated that this Resolution is requesting the selection of appraisers and execution of contract appraisal services for acquisition of West Main Street renewal project as amended. The property is on the East side of the 110 Corporation. Mr. Thompson suggested three appraisals be made of the property. First, the easement, then corner parcel, and then both easement and corner parcel together. Mr. Irv Bandemer moved for approval. Jennifer Tritch seconded and on voice vote, all answered "Aye". Resolution 84-7 was unanimously approved.

Resolution 84-8 - Mr. Fletcher stated Resolution was acceptance of American City Corp. report. Lance Righter and Eric Kuhn of American City Corp presented their report and showed sketches of the proposed Courtyards. They explained the projects development and explained the success of similar projects in other cities such as Norfolk, Virginia and Baltimore, Md. They said such projects will be common in cities the size of Fort Wayne within the next 20 years.

Mr. Thompson stated that there were several downtown property owners present to speak on the project.

Fred Hunter, owner of the Gaskin Building came forward and stated he first heard of the project about 8 or 9 years ago. He and other property owners have been meeting every Wednesday for a year to discuss their part in the project. They are "cautiously, enthusiastic" about it. Hunter has done his own studies and is willing to donate his property to the project.

Jim Chen, owner of the Eating Place, stated he is a small owner on the block, but has put a lot of money into his business. He may not go with the project for his own reasons, but, sees a future in the project.

Robert Greengard, owner of Patterson-Fletcher Building was last to speak and thought the project was fantastic. He feels the majority of property owners are in favor of the Courtyard project, but, most are not educated on it.

Mr. Thompson asked if there was any more discussion on this matter and Karl Bandemer suggested a meeting with all the owners in that area to explain further the project and to discuss hiring someone to evaluate the property on that block.

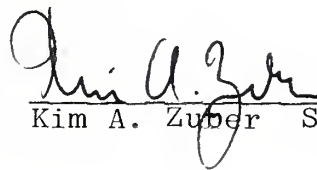
Karl Bandemer suggested that the Commissioners need to go back through the final study, as changes have been made, to decide upon a course of action before the next meeting. Plans should be costed out to show what the City's involvement is.

Mr. Thompson asked if there were any other discussion.

Irv Bandemer moved with pride to accept the resolution and Jennifer Tritch seconded the motion. On a voice vote, all answered "Aye". Resolution 84-8 was unanimously adopted. Karl Bandemer suggested that the Commission meet again on Monday, March 5 at 6:30 P.M.

Jennifer Tritch moved that the meeting be adjourned. Mr. Thompson seconded the motion and on a voice vote, all answered "Aye".

Mr. Thompson declared the meeting closed at 9:14 P.M.

A handwritten signature in dark ink, appearing to read "Kim A. Zuber", is written over a horizontal line.

Kim A. Zuber Secretary

REORGANIZATION AND MINUTES OF SPECIAL MEETING

DATE: January 11, 1984

PLACE: Ninth Floor Conference Room, City
County Building, One Main Street,
Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson, Jr.
Irwin C. Bandemer
Kim Zuber
Jennifer Tritch
Reverend James Hall

STAFF PRESENT: Karl Bandemer, Acting Director
Ronald Fletcher, Deputy Director
Julia A. Zickgraf
Judith E. Woodward

OTHERS PRESENT: Sandra Kennedy, City Clerk
John Wernet, Attorney
News Media

OATHES OF OFFICE

Sandra Kennedy received the oathes of office and the Commissioners were sworn in.

ELECTION OF OFFICERS

Mr. Thompson, acting as Chairman, called the meeting to order and stated that the first order of business was the election of officers.

Mr. Bandemer moved that Mr. Thompson be nominated as President.

Mr. Zuber seconded the motion.

Mr. Thompson asked if there were any other nominations.

There was no response.

On voice vote, all answered "Aye".

Mr. Thompson asked for a motion for vice president.

Mr. Zuber moved that Erv Bandemer be nominated as vice president.

Mr. Thompson asked if there were any other nominations.

There was no response.

On voice vote, all answered "Aye".

Mr. Thompson moved that Kim Zuber be nominated as secretary.

Mr. Bandemer seconded the motion and on voice vote, all answered "Aye".

Having elected the officers, Mr. Thompson called the Special Meeting to order stating all were present.

APPROVAL OF MINUTES:

Mr. Zuber made a motion to approve the minutes of the December 12, 1983 Regular Meeting and the minutes of December 21, 1983 Special Meeting.

Mr. Bandemer seconded the motion and on voice vote, all answered "Aye".

VOUCHERS:

Mr. Thompson asked if there were any questions or comments on any of the vouchers for the month of December.

Mr. Bandemer asked that investments under Vouchers Paid be explained.

Mrs. Zickgraf explained that the funds were from the bond issue.

A discussion followed.

Mr. Bandemer moved that the vouchers for the month of December be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

OLD BUSINESS:

Mr. Karl Bandemer stated that in regards to the property for sale on Wallace Street, the President directed the staff to go out and have the property reappraised based upon an offer which was made on the property. The most recent appraisal was done in 1980. The appraisers were called and asked for an opinion on the 1980 appraisals. The 1980 appraisals were 15¢ per sq. ft. The recommendation is that the property go for 12¢ per sq. ft. This would put the value at about \$32,000.

A discussion followed.

Mr. Thompson moved that the staff be authorized to negotiate with the purchasers for Parcels 19 and portions of 20 and 23 in the Hanna-Creighton Project with the objective of getting the highest and best price possible and report back to the Commission the results.

Mr. Bandemer seconded the motion and on voice vote, all answered "Aye".

Mr. Thompson asked if there was any other "Old Business".

There was no response.

NEW BUSINESS:

Resolution No. 84-1 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Approving Contract for Professional Engineering Services

Mr. Karl Bandemer stated that Bob Leas has worked for the Redevelopment Commission for a number of years. He is used as an inhouse engineer to evaluate the various projects for the Redevelopment Commission's behalf. The compensation is in line with the Redevelopment Commission's budget. It is staff's recommendation that his services be continued.

Mr. Bandemer made a motion to approve Resolution No. 84-1.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Resolution No. 84-2 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Approving Action of Robert L. Thompson Regarding Transfer of Land to Convention and Tourism Authority Due to Encroachment

Mr. Thompson stated that at the time of the bond closing, a survey and legal opinion was required on the Convention Center site. A 6" encroachment was found from the East Wall of the Civic Center onto Redevelopment Commission property that is being conveyed to the Hotel Developers. In order to facilitate the bond closings so that there was no defect in the title to the Convention Center land, he signed the easement.

Mr. Bandemer moved that Resolution No. 84-2 be approved.

Mr. Wernet stated that a minor modification is needed on the Resolution. Where it reads 'deed' should be changed to "easement".

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

OTHER BUSINESS:

Mr. Karl Bandemer stated he would like to get together with the Commission to see where the Commissioners would like some of its projects to be going, discussions on downtown development. A lot of the projects are completed or in the process of being completed and with new commission members, this would be a good time to get together.

A discussion followed.

This discussion has been tentatively scheduled for late afternoon, February 13, 1984. Commissioners will be notified.

Reverend Hall asked that Mr. Thompson review the Hanna-Creighton Project for him, which he did.

Mr. Karl Bandemer stated that he is going to meet with Lance Richter of ACC in Baltimore the 20th of January, 1983.

Mr. Thompson asked if there was any further business.

There was no response.

The meeting adjourned.

Respectfully submitted,

Kim A. Zuber, Secretary

MINUTES OF THE SPECIAL MEETING

DATE:

December 21, 1983

PLACE:

Eighth Floor Conference Room
City-County Building, One Main
Street, Fort Wayne, IN 46802

MEMBERS PRESENT:

Robert L. Thompson, Jr., President
Irwin C. Bandemer, Secretary
Kim A. Zuber

MEMBERS ABSENT:

Joshua I. Tourkow, Vice President
Reverend James W. Bledsoe

STAFF PRESENT:

Gary E. Wasson, Executive Director
Julia A. Zickgraf
Ronald L. Fletcher
Judith E. Woodward

OTHERS PRESENT:

John Wernet, Attorney
Bob Joblin
Ralph Stogner
Chuck Weinraub, Attorney
Karl Bandemer
Dave Christopher, Channel 33
Dave Haynes, News-Sentinel
Ted Evanoff, Journal Gazette
Victor Locke
Van Rockefeller, WOWO
Channel 21

Mr. Thompson, President, called the Special Meeting of the Redevelopment Commission to order at 10:31 A.M., and stated that all were present except Mr. Tourkow and Reverend Bledsoe.

Resolution No. 83-71 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, Reaffirming Selection of Hotel Developer and Authorizing Execution of Contract For Sale of Land

Resolution No. 83-72 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne Department of Redevelopment Authorizing Execution and Delivery of Conveyance

Mr. Wasson stated that in 1982 the development group represented by Messers Worshem, Joblin and Stogner were selected as tentative developers for the hotel. During the past several months they have been working diligently on developing a financial package for the hotel. As part of the contract, it was stipulated that prior to the agreement to sell the land, the financing had to be approved and in place. They have secured the necessary financial commitments and upon payment of \$48,000 less \$2,400 Good Faith Deposit the deed will be prepared and executed. Mr. Joblin was asked to explain the financing for the project to the Commission.

Mr. Joblin explained the complicated financial package (see attached) which will close December 28 and 29, 1983 in New York. They have secured the lower floater interest rate. City Council approved the \$10 million Bond Issue and an agreement to back it with \$3 million in City Light lease money. The Federal Government has been supportive.

Mr. Stogner stated that Ira H. Hardin Company, an Atlanta construction firm will act as broker. 90% will be local labor. The closing on the sale of the land will be December 28, 1983 here in Fort Wayne.

Mr. Wernet stated that the contract will be a standard Redevelopment contract. If they fail to complete the project, the land reverts back to the Commission.

Mr. Stogner explained the plans as of to date. The hotel will be built so that it appears as one project. The same materials will be used as the Civic Center. The plans show a first floor restaurant, lounge, coffee shop and retail space. Arcade on the Calhoun Street side to blend in with the other buildings on Calhoun Street. There are plans for a plant conservatory on the Jefferson Street side of the hotel. The second floor will be pre-function space, administrative offices, banquet facilities. Laundry and mechanical in the basement.

Mr. Wasson stated that the staff has reviewed the drawings. A local architectural firm, MSKTD, has been selected to work on the project. Rabun, Hatch, Portman, McWhorter, Hatch & Rauh is designing the hotel. Groundbreaking will be this Spring. It is the staff's recommendation that Resolutions No. 83-71 and 72 be approved.

Mr. Bandemer made a motion to approve Resolutions No. 83-71 and 72.

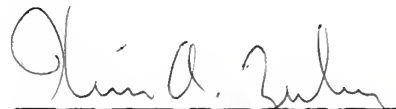
Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Mr. Thompson asked if there was any further business.

There was no response.

The meeting adjourned at 11:01.

Respectfully submitted,



Kim A. Zuber, Secretary

FORT WAYNE CONVENTION CENTER
HOTEL PROJECT

Source of Project Funding

Bond Proceeds (E. F. Hutton)	\$ 10,000,000 (1)
UDAG Grant	3,000,000 (2)
Foundation Grants	1,700,000 (2)
Mortgage Proceeds - Hotel Base	
Loan from Atlantic Financial	
Federal of Philadelphia	3,000,000
Equity Contribution - Developer	<u>2,100,000</u>
	<u>\$ 19,800,000</u>

(1) Secured by standby agreements and sureties as follows:

Atlantic Financial Federal	\$ 6,000,000
City of Fort Wayne Light & Power	3,000,000
Cash, Debt Service Reserve Fund	<u>1,000,000</u>
	<u>\$ 10,000,000</u>

(2) Repayable to City and Foundations over a 15 year term commencing in 1988 with interest at 8%.

MINUTES OF THE REGULAR MEETING

DATE: December 12, 1983

PLACE: Board of Works Conference Room
9th Floor, City-County Building
Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Irwin C. Bandemer, Secretary
Kim A. Zuber

MEMBERS ABSENT: Reverend James W. Bledsoe

STAFF PRESENT: Gary E. Wasson, Executive Director
Julia A. Zickgraf
Judith E. Woodward

OTHERS PRESENT: John Wernet, Attorney
Karl Bandemer
Alan Grinsfelder
James Miller
Susan Toysen, Channel 21
Tracy Warner, Journal Gazette

Mr. Thompson, President, called the Regular Meeting of the Redevelopment Commission to order at 7:33 P.M. and stated that all were present except Reverend Bledsoe.

APPROVAL OF MINUTES:

Mr. Tourkow made a motion to approve the minutes of the Regular Meeting of November 14, 1983.

Mr. Bandemer seconded the motion and on voice vote, all answered "Aye".

VOUCHERS:

Mr. Thompson asked if there were any questions or comments on any of the vouchers for the month of November, 1983.

There was no response.

Mr. Tourkow moved that the vouchers for the month of November be approved.

Mr. Zuber seconded the motion and on voice vote all answered "Aye".

OLD BUSINESS:

Resolution No. 83-58 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne Selecting Lessee For Parking Lot, West Main Street Project

Mr. Wasson stated that at the meeting in November the Commission received bids for the long-term lease of the parking lot at Main and Harrison Streets. The one bid was submitted by the 110 Corporation who is the same group building the building on the opposite corner.

The Commission decided that the selection be delayed until the staff and Commission's Counsel could review the lease. The lease has been reviewed and it is recommended that the lease be executed effective January 1, 1984.

Mr. Tourkow moved that Resolution No. 83-58 be approved.

Mr. Bandemer seconded the motion and on voice vote, all answered "Aye".

NEW BUSINESS:

Resolution No. 83-62 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne Selecting Developer for Parcels 19, 20, 23 Hanna-Creighton Area

Mr. Wasson stated that a proposal from Mr. K. James Miller proposing to buy the remaining three parcels for an amount \$15,000 for development had been received.

Mr. Miller came forward and stated that he wanted to develop the grounds for extension of the business he is in which is sheet metal.

A discussion followed.

Mr. Miller stated that he has been looking for a Parcel for two years. The fact that the parcels are now in the Enterprise Zone makes no difference to him.

Mr. Thompson stated that the appraisal on the parcels is about two years old and the Enterprise Zone may have to be considered.

Mr. Bandemer made a motion to table Resolution No. 83-62 until the Commission's next Regular Meeting so that a new appraisal can be made.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-63 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Approving Designation of an Economic Revitalization Area

Mr. Wasson stated that through recent changes in legislation, any properties located in a redevelopment area have to be approved by the Redevelopment Commission. This resolution is approving designation for the property being developed by the 110 Corporation at the NE corner of Main and Harrison. It is staff's recommendation that this be approved.

Mr. Tourkow moved that Resolution No. 83-63 be approved.

Mr. Bandemer seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-64 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne Amending Contract For Schematic Design of Alley Mall By and Between the Fort Wayne Redevelopment Commission and Eric R. Kuhne & Associates

Mr. Wasson stated that this Resolution is for reimbursing City Departments which incurred some costs.

Mr. Bandemer moved that Resolution No. 83-64 be approved.

Mr. Zuber abstained for personal reasons.

Mr. Thompson seconded the motion.

Mr. Tourkow moved to amend Resolution No. 83-64 to exclude No. 3 of No. 2.

Mr. Zuber seconded the motion.

Mr. Thompson moved to adopt Resolution No. 83-64.

Resolution No. 83-64 failed due to a lack of a second.

Mr. Tourkow moved to pay the City Controller's Office \$5,540.45 and City Utilities \$27,272.30.

Mr. Bandemer seconded the motion and on voice vote, all answered "Aye".

Mr. Tourkow moved that Item No. 3 be tabled until Mr. Kuhne can come and speak to the Commission.

Mr. Zuber seconded the motion.

Mr. Thompson asked if there was any discussion.

A discussion followed.

Mr. Thompson moved that Item No. 3 be tabled.

Mr. Tourkow seconded the motion and on voice vote all answered "Aye".

Resolution No. 83-65 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne Department of Redevelopment Approving Contract By and Between the Fort Wayne Redevelopment Commission and Eric R. Kuhne & Associates for Development of Merchandising Plan for Alley Mall

Mr. Wasson stated that at the direction of the City, Eric Kuhne & Associates was directed to develop a Merchandising Plan in connection with the Courtyards project with a not-to-exceed figure of \$10,000 on the project.

Mr. Tourkow asked if the work has been done and what the expenses were.

Mr. Wasson stated that the work has been completed at the cost of \$8,308.25.

Mr. Tourkow moved that Resolution No. 83-65 be approved.

Mr. Bandemer seconded the motion and on voice vote all answered "Aye".

Resolution No. 83-66 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Amending Contract by and Between the Fort Wayne Redevelopment Commission and Ruelle Associates, Architects

Mr. Wasson stated that it is staff's recommendation that this Resolution be tabled for further discussion.

Mr. Tourkow moved that Resolution No. 83-66 be tabled.

Mr. Bandemer seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-67 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Approving Disposition of Good Faith Deposit of Old Drug Rehab Company

Mr. Wasson stated that in October of 1981, the Old Drug Rehab Company (Dr. Gilbert Bierman) submitted a proposal to purchase property and construct a building. Along with the proposal, a Good Faith Deposit in the amount of \$2,202.50. The Commission has held the deposit. The Commission was notified by the potential developer that he has not been able to bring the project together. The Commission has gone ahead and leased the site to Three Rivers Festival. It is staff's recommendation that the deposit be refunded because no costs have been incurred.

Resolution No. 83-68 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Approving Change Order No. 1 with Schenkel Construction Company

Mr. Wasson stated that this is all of the Change Orders during the project of the Conservatory Park totaling \$6,445. All of the work was recommended by the staff or the Park Department. The Prices were approved by the Architect.

The project is complete and it is staff's recommendation that the Change Order be approved and that the project was completed in outstanding fashion.

Mr. Tourkow moved that Resolution No. 83-68 be approved.

Mr. Bandemer seconded the motion and on voice vote all answered "Aye".

OTHER BUSINESS:

Resolution No. 83-70 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Amending Contract with Mid America Temporaries to Include Snow Removal

Mr. Wasson stated that the Commission has a weed cutting contract with Mid America Temporaries. The Commission is in the process of acquiring some additional properties in the downtown area and would like the contract amended to include snow removal at \$5.25 per hour.

Mr. Tourkow moved that Resolution No. 83-70 be approved.

Mr. Bandemer seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-69 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne Department of Redevelopment Accepting Resignation of Its Executive Director and Appointing an Interim Director

Mr. Wasson stated that Karl Bandemer has been recommended to be appointed Interim Director effective January 1, 1984.

Mr. Tourkow moved that Resolution No. 83-69 be approved.

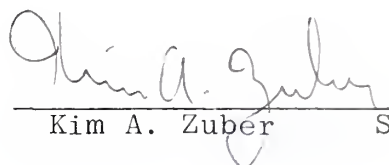
Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Mr. Wasson stated that after attending the Commission meetings for 5½ years, he thanked the Commissioners for allowing him to be involved.

Mr. Thompson asked if there was any other business.

There was no response.

The meeting adjourned at 8:02 P.M.



Kim A. Zuber Secretary

MINUTES OF THE REGULAR MEETING

DATE: November 14, 1983

PLACE: Room 126, City-County Building
One Main Street, Fort Wayne, IN

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Irwin C. Bandemer, Secretary
Kim A. Zuber
Reverend James W. Bledsoe

STAFF PRESENT: Gary E. Wasson, Executive Director
Judith E. Woodward

OTHERS PRESENT: John J. Wernet, Attorney
William Houseman
Betty Newton
Steve Tour
Ken Feeley
Eric Kuhne
Lance Righter
Ken Cole
Alan Grinsfelder
Robert Greengard
John Dobbins
Louie Leininger
News Media

Mr. Thompson, President, called the Regular Meeting of the Redevelopment Commission to order at 7:40 P.M. and stated that all were present.

APPROVAL OF MINUTES:

Mr. Bandemer made a motion to approve the minutes of the Special Meeting of October 20, 1983.

Reverend Bledsoe seconded the motion and on voice vote, all answered "Aye".

VOUCHERS:

Mr. Thompson asked if there were any questions or comments on any of the vouchers for the month of October, 1983.

There was no response.

Mr. Tourkow moved that the vouchers for the month of October be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

OLD BUSINESS:

None

NEW BUSINESS:

Presentation by Three Rivers Festival Committee

Mr. Hausman came forward and stated that the Three Rivers Festival Executive Board, Inc., proposes the vacant land at the corner of Calhoun Street and the Landing, known as the Old Drug Building lot or lots be leased by the Three Rivers Festival for a period of two years in the amount of \$1,000 per year. Three Rivers Festival Executive Board, Inc., further requests an option to purchase the above mentioned land at a price of \$20,000. During the term of the lease, the Festival would landscape and beautify the land, and for the 1984 Festival, erect a kiosk for dissemination of Festival information and souvenirs. An attempt would be made to obtain an antique kiosk in order to uphold the historic nature of the Landing. Future use of the land would include investigating the possibility of erecting a one or two story building appropriate to the surroundings, said building to be used as the Festival office and a center for Festival activity. In the event the sale of the land to the Three Rivers Festival is consummated, the money paid to the Commission for leasing the land would be applied toward the purchase price.

A discussion followed.

Mr. Zuber stated that the brick wall goes with the land.

Mr. Houseman stated that the Executive Board would not want to commit to spending \$10,000 to put up a brick wall but would commit to painting it. This was to be made a part of the lease.

Mr. Wasson stated that the land would not be sold to Three Rivers on speculation.

Mr. Thompson made a motion to authorize Mr. Wasson and Mr. Wernet to go ahead and negotiate the terms of the contract.

Mr. Bandemer seconded the motion and on voice vote, all answered "Aye".

OPENING OF BIDS RECEIVED

Mr. Wasson stated that this is a singular bid for a lease of the parking lot at the Northwest corner of Harrison and Main Street. The bid was submitted by Joseph Christoff. They are proposing a 15-year lease at \$950 per month with escalator clauses in it to commence on January 1, 1984. The Redevelopment Commission did have the parking lot appraised by two independent appraisers and the minimal acceptable price was \$950 per month. He recommends that the commission review the bid documents to make sure they are in order and place it on the agenda for the December meeting for final approval.

Mr. Tourkow moved that Joseph Christoff be tentatively approved as the lessee for the West Main Street Parking Lot with final approval at our December meeting.

Reverend Bledsoe seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-58 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne Selecting Lessee for Parking Lot, West Main Street Project

Mr. Thompson stated that this Resolution is being deferred until the next meeting.

Resolution No. 83-59 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Establishing Prices for Acquisition of Properties in The Courtyards

Mr. Wasson stated that this Resolution was discussed by the Commission Members in Executive Session. It involves the adjustment of prices for acquisition of properties in the Courtyards involving Parcels 6-8 which is Azars and Parcels 6-9 which is owned by Leo and Betty Oser at 906 South Calhoun Street. It is the recommendation of the staff that Resolution No. 83-59 be passed.

Mr. Thompson asked if there were any questions or discussion.

Mr. Wasson stated that the buildings not necessarily the whole building will be used for public-type facilities.

Mr. Bandemer moved that Resolution No. 83-59 be approved.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-60 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Authorizing Execution of Agreement for Consulting Services with American City Corporation

Mr. Wasson stated that Eric Kuhne who has been a design consultant on the Courtyards from the very inception along with Lance Righter from American Cities Corporation are here to make a proposal to the Commission on development consulting services.

Mr. Kuhne came forward and stated that the architectural work had come along fairly well and there was a need to develop some of the management leasing, marketing, financing aspects of the project. The Courtyard Association worked with Mr. Wasson, Norm Abbott of Community Development and Planning to put together a request for proposal.

Mr. Righter came forward with a slide presentation to show the Commission.

A discussion followed.

Mr. Wasson stated that the staff recommends Commission's approval of Resolution No. 83-60 which would authorize the execution of an agreement between the Redevelopment Commission and American Cities Corporation subject to the final review of the contract document by the Commission's Counsel.

Mr. Thompson asked if there was any further discussion.

Mr. Tourkow made a motion to approve Resolution No. 83-60.

Mr. Bandemer seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-61 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Selecting Contractor for Construction of The Courtyards (formerly Alley Mall) Phase I

Mr. Wasson stated that the Redevelopment Commission did open bids on October 18, 1983 for construction of Phase I of The Courtyards project. The Commission had spent a considerable amount of time reviewing the bids and during that period, two situations have arisen which affects staff's recommendation.

1. At the Commission's previous meeting it was authorized that the utilities go ahead and perform their work in the Alley's in that block that had to be done in order for the contractor's to proceed with the project. During the period which the Commission approved directing utilities to go ahead and prior to the actual execution of an agreement, the United States Supreme Court made a decision which indicated that Utility Relocation in an Urban Renewal area would not have to be paid by the City but would be a cost incurred by the Utility. It is a complete reversal from what is going on to date. Currently the Redevelopment Commission Counsel and the Utility Counsel are reviewing the Supreme Court Decision and the Commission has directed that no utility work can proceed until a clarification on what that decision means as to who is going to pay for what.
2. The Administrative Building Counsel and the Fire Marshall out of Indianapolis have agreed to release their approval for building permits for only the work in Phase I up to ground level. They are going to hold all other permits until all architectural drawings for the complete project are complete.

Based on these matters and the fact that we are entering winter, Mr. Wasson recommended to the Commission that the Commission not award a contract for the work and rebid the project.

Mr. Wernet stated that the United States Supreme Court clearly states that under the Virginia Statue, the State of Virginia and the Virginia Development Corporation is not required to pay utility relocations. In Indiana, there is a 1972 Appellate court decision that says, based on the Indiana Statue, that utility relocation expenses have to be paid by the Redevelopment Commission.

A discussion followed.

Mr. Wernet stated that a paragraph in Resolution No. 83-61 should read, "Whereas, due to a United States Supreme Court Decision concerning Utility Relocation and Whereas, State permits will not be granted until additional work is completed. Now, therefore, be it resolved by the Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment that pursuant to the Section for Advertisement Undertaking the Bids, the Commission reject all bids.

Mr. Tourkow moved that Resolution No. 83-61 be approved per changes made by the Commission's Counsel.

Mr. Bandemer seconded the motion and on voice vote, all answered "Aye".

Discussion of Party Wall - Old Drug Building Site

Mr. Thompson asked if there was any need for further discussion of the Party Wall.

Mr. Wasson stated no, not at this time because of the agreement approved earlier with Three Rivers Festival.

Mr. Thompson asked if there was any other business.

Mr. Wasson stated that he needed approval from the Commission for an increase in an invoice from S. M. Dix from \$3,600 to \$4,400. S. M. Dix went in and appraised the cost of the fixtures which are not part of the real estate which the Commission has to pay for as part of the Relocation procedure.

Mr. Tourkow made a motion to approve the increase.

Reverend Bledsoe seconded the motion and on voice vote, all answered "Aye".

Mr. Thompson asked if there was any other business.

Mr. Wasson stated that the dedication of the Conservatory is this week.

The next Commission meeting will be December 12 at 7:30 P.M.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Irwin C. Bandemer", is written over a horizontal line. Below the line, the name and title are printed.

Irwin C. Bandemer, Secretary

SPECIAL MEETING OF THE REDEVELOPMENT COMMISSION

DATE: October 20, 1983

PLACE: Eighth Floor Conference Room,
City-County Building, One Main
Street, Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Irwin C. Bandemer, Secretary
Kim A. Zuber

MEMBERS ABSENT: Joshua I. Tourkow, Vice President
Reverend James W. Bledsoe

STAFF PRESENT: Gary E. Wasson, Executive Director
Julia A. Zickgraf
Judith E. Woodward

OTHERS PRESENT: John Wernet, Attorney
Van Rockefeller, WOWO
Channel 15

Mr. Thompson, President, called the Special Meeting of the Redevelopment Commission to order at 11:39 A.M., and stated that all were present except Mr. Tourkow and Reverend Bledsoe.

APPROVAL OF MINUTES:

Mr. Bandemer made a motion to approve the minutes of the Public Hearing of September 12, 1983, the Regular Meeting of September 12, 1983, and the Special Meeting of September 20, 1983.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

VOUCHERS:

Mr. Thompson asked if there were any questions or comments on any of the vouchers for the month of September, 1983.

There was no response.

Mr. Zuber moved that the vouchers for the month of September be approved.

Mr. Bandemer seconded the motion and on voice vote, all answered "Aye".

OLD BUSINESS:

Resolution No. 83-53 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Establishing Prices For Acquisition of Properties in Alley Mall Project

Mr. Wasson stated that this resolution would change the Civic Center Renewal Plan to accept a piece of property at 906 South Calhoun, a voluntary acquisition. This would authorize the Commission to enter into an agreement in conjunction with the Alley Mall Project. This would not include demolition. Part of the parcel will be used for new restrooms.

Mr. Bandemer moved that Resolution No. 83-53 be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-55 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne Department of Redevelopment Selecting Abstracting Firm to Continue Abstracts To Date

Mr. Wasson stated that the Redevelopment Commission will be acquiring properties and portions of properties in the Alley Mall Project. It is necessary to update all abstracts. Three proposals were received with Three River's Title being the lowest at \$90 per abstract. It is the staff's recommendation that Three River's Title Company be selected as abstractor.

Mr. Bandemer moved that Resolution No. 83-55 be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-56 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Authorizing Execution of Quit-Claim Deed to Board of Park Commissioners, City of Fort Wayne

Mr. Wasson stated that this Resolution would authorize and direct that a Quit-Claim would be drawn up to transfer property at the corner of Douglas and Harrison Streets from the Redevelopment Commission to the Board of Park Commissioners upon completion of the development. The Park will be completed on November 18, 1983.

Mr. Bandemer moved that Resolution No. 83-56 be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Discussion of Downtown Development Past, Present and Future

Mr. Wasson stated that the Downtown Task Force, which members include Beverly Richard, George Headford, Joe D'Italia, Frank Heyman and himself, put together a series of papers addressing the needs for residential development, enhancement of existing focal points, and the creation of adequate parking downtown.

A discussion followed.

Mr. Wasson stated that the goal for downtown housing is 500 additional residential units made up of major apartment/condominium developments, loft conversions, reclamation of existing single family structures and the development of small specialized residential complexes. By accentuating the natural assets already in place with pride and a desire to participate, a sense of community can be enhanced. Without adequate parking facilities, none of the envisioned residential and commercial private development can be achieved. Surface parking lots consume a great deal of downtown land usage. They need to be re-examined and converted into a higher and better use. The plan should focus on developing an environment downtown which is conducive to living, working and enjoying.

OTHER BUSINESS:

Resolution No. 83-57 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, Concurring in Reimbursement of Costs For Utility Relocation-Alley Mall Project

Mr. Wasson stated that he directed three utilities, General Telephone, Indiana and Michigan and NIPSCO to commence necessary relocation work which has to be done due to the construction of the Alley Mall. The utilities have presented their cost figures for approval. They are as follows:

General Telephone - \$33,550

Indiana-Michigan - Submitted two figures. \$19,008 and \$13,275. The \$13,275 has been included in the bids for the general contractor for the First Phase. It was determined that it is cheaper for the work to be done through a general contractor.

NIPSCO -Submitted the figure of \$7,110.

Mr. Bandemer moved that the reimbursable amounts for the relocation of utilities as presented be approved.

Mr. Zuber seconded the motion, and on voice vote, all answered "Aye".

Mr. Wasson stated that as a point of information, the Commission is in receipt of a proposal from the Three Rivers Festival to lease the property at the northwest corner of Calhoun and the Landing for two years with the option to purchase the property at the end of the lease. This should be taken under consideration and reviewed at our November meeting.

Mr. Wasson stated that the bids were received on the First Phase of the Alley Mall. They are being reviewed by the architects who will then submit a recommendation. The bids came in at what was expected.

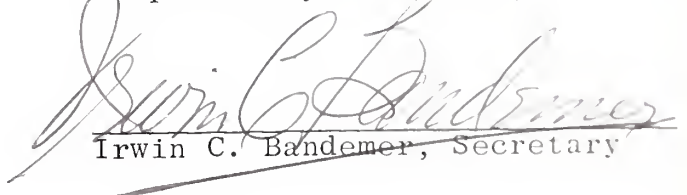
Mr. Wasson stated that according to the By-Laws, we are to have meetings on the Second Monday of each month. Because we have been unable to meet, due to lack of quorum, maybe the date should be changed.

A discussion followed.

It was decided that the meetings would remain scheduled for the Second Monday of each month.

The meeting adjourned at 12 noon.

Respectfully submitted,


Irwin C. Bandemer, Secretary

MINUTES OF THE PUBLIC HEARING

DATE: September 12, 1983

PLACE: Ninth Floor Conference Room, City-County Building, One Main Street, Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Kim A. Zuber

MEMBERS ABSENT: Irwin C. Bandemer, Secretary
Reverend James W. Bledsoe

STAFF PRESENT: Gary E. Wasson, Executive Director
Ronald R. Fletcher
Julia A. Zickgraf
Judith Woodward

OTHERS PRESENT: Richard Robinson
John Wernet
Alan Grinsfelder
Ken Cole
Don Drake
M/M Herbert Kramer
Joe Christoff
Nick Litchin
Steve Irmscher
Jay Habig
Conrad Jankowski
Roger Rahl, WOWO
Dave Haynes, News Sentinel
Noreen Lauer, WQHK
Channel 33

Mr. Thompson, President, called the Public Hearing to order at 7:45 P.M.

Mr. Thompson stated that this is a Public Hearing of the Redevelopment Commission to hear and receive comments regarding Resolution No. 83-43 which recommends to the Common Council of the City of Fort Wayne adaptation on the Declaratory Resolution Designating 200 Collins Drive, Fort Wayne, Indiana, an Urban Development Area and Resolution No. 83-44 which recommends to the Common Council of the City of Fort Wayne adaptation on the Declaratory Resolution designating 3519 Leesburg Road, Fort Wayne, Indiana, an Urban Development Area.

Anyone wishing to file a written remonstrance or objection should do so during the hearing. All statements should be brief and to the point. Each speaker should come forward and give their name, address and organization.

Anyone wishing to make a statement regarding the mentioned properties commonly known as 200 Collins Drive and 3519 Leesburg Road, please come forward. Collins Drive will be first.

Mr. and Mrs. Kramer came forward. They brought with them the plans for the site and explained what they proposed to do which is to renovate a one bay filling station into a retail floral and gift shop. Improvements will cost \$20,000. There will be two new employees.

Mr. Thompson asked if there were any questions or comments.

There was no response.

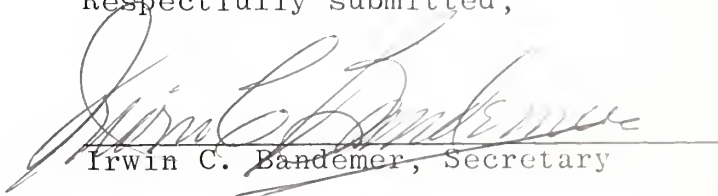
Mr. Donald Drake, representing the partnership for the Collins Drive project came forward with plans. He plans to put up a series of multi-unit, multi-tenant buildings of 6,000 square feet each. Tax abatement will be applied for after the completion of each building.

Mr. Thompson asked if there were any questions or comments.

There was no response.

Mr. Thompson declared the Public Hearing adjourned.

Respectfully submitted,


Irwin C. Bandemer, Secretary

MINUTES OF THE REGULAR MEETING

DATE: September 12, 1983

PLACE: Ninth Floor Conference Room, City-County Building, One Main Street, Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Kim A. Zuber

MEMBERS ABSENT: Irwin C. Bandemer, Secretary
Reverend James W. Bledsoe

STAFF PRESENT: Gary E. Wasson, Executive Director
Ronald Fletcher
Julia A. Zickgraf
Judith Woodward

OTHERS PRESENT: Richard Robinson
John Wernet
Alan Grinsfelder
Ken Cole
Don Drake
M/M Herbert Kramer
Joe Christoff
Nick Litchin
Steve Irmscher
Jay Habig
Conrad Jankowski
Roger Rahl, WOWO
Dave Haynes, News Sentinel
Noreen Lauer, WQHK
Channel 33

Mr. Thompson, President, called the Regular Meeting of the Redevelopment Commission to order at 7:50 P.M. and stated that all were present except Mr. Bandemer and Reverend Bledsoe.

APPROVAL OF MINUTES:

Mr. Tourkow made a motion to approve the minutes of the Regular Meeting of August 8, 1983, Public Hearing of August 8, 1983 and the Special Meeting of August 16, 1983.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

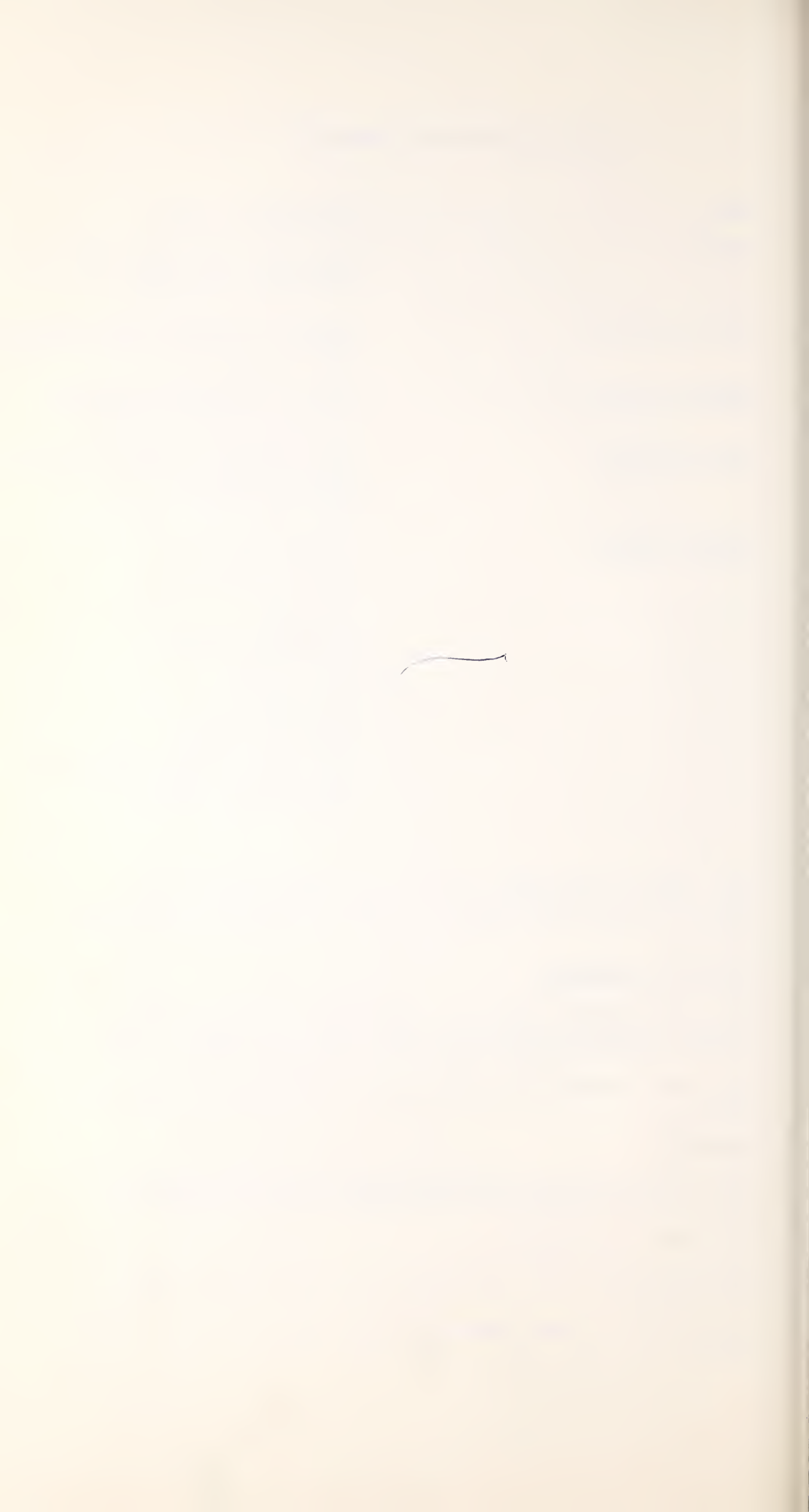
VOUCHERS:

Mr. Thompson asked if there were any questions or comments on any of the vouchers for the month of August, 1983.

There was no response.

Mr. Zuber moved that the vouchers for the month of August be approved.

Mr. Tourkow seconded the motion and on voice vote all answered "Aye".



OLD BUSINESS:

Mr. Wasson stated that the only old business was the discussion of amending the contract with Municipal Consultants and the Redevelopment Commission at our last meeting on the 1983 Bond Issue. Because of the length and various changes it was requested that the amount be increased. It was requested by the Commission that the staff get a breakdown.

A discussion followed.

Mr. Wasson stated that it is staff's recommendation that the increase be approved.

Mr. Tourkow moved that the increase in the contract between Municipal Consultants, Inc., and the Redevelopment Commission be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

NEW BUSINESS:

Resolution No. 83-43 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Recommending to the Common Council of the City of Fort Wayne Adoption of the Declaratory Resolution Designating a Parcel of Real Estate as an Urban Development Area

Mr. Fletcher stated that he visited the site and it is staff's recommendation that Resolution No. 83-43 be passed.

Mr. Zuber moved that Resolution No. 83-43 be approved.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-44 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Recommending to the Common Council of the City of Fort Wayne Adoption of the Declaratory Resolution Designating a Parcel of Real Estate as an Urban Development Area

Mr. Fletcher stated that he visited the site. It is a commercial industrial area. It is the staff's recommendation that Resolution No. 83-44 be passed.

Mr. Tourkow moved that Resolution No. 83-44 be approved.

Mr. Zuber seconded the motion and on voice vote all answered "Aye".

Resolution No. 83-45 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment, Establishing Acquisition Prices in Alley Mall and Centrum Projects

Mr. Wasson stated that the Alley Mall and the Centrum Projects are two major projects currently under way. The Redevelopment Plan calls for the acquisition of several parcels of land in conjunction with the Centrum Project and some easements on portions of property in the Alley Mall Block in order to enable the construction of the facility.

The properties have been appraised by two independent appraisers. Appraisals have been examined and an offering price has been established. This Resolution would enable the Commission to proceed with discussions necessary for the acquisitions.

Mr. Tourkow moved that Resolution No. 83-45 be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-46 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Selecting Contractor for Construction of Conservatory Park.

Mr. Wasson stated that last Thursday, the Redevelopment Commission received bids for the construction of the part development at the corner of Douglas and Harrison Streets. The "Conservatory Park" would be developed by the Redevelopment Commission in conjunction with the Plant Conservatory. The Redevelopment Commission was in receipt of five bids. The low bidder is Huguenard/Schenkel, Inc. with a base bid of \$86,130. There were four add alternates.

- | | |
|-------------------------|---------|
| 1. Add concrete wall | \$6,850 |
| 2. Add benches & tables | 2,180 |
| 3. Add Uplighting | 950 |
| 4. Add concrete pavers | 19,490 |

Low bid including alternates is \$115,600. It is the recommendation of the architect that the firm of Huguenard/Schenkel be selected for this work.

A discussion followed.

Mr. Thompson stated that he was abstaining from voting on this resolution and because there was not a majority of vote, the Resolution was tabled.

Resolution NO. 83-47 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Approving Contract For Sale of Land to 110 Corporation

Mr. Wasson stated that the Redevelopment Commission staff and staff attorneys ahve been having discussions with the 110 Corporation finalizing a contract for the sale of land for the 110 Corporation.

Mr. Robinson stated that he has met with Mr. Christoff who is counsel for the 110 Corporation. He would like to present to the Commission the terms which they discussed. The Redevelopment Commission has made an offering of real estate which is at the corner of Main, Calhoun and Harrison Streets. The 110 Corporation contemplated improvements on this project which is a series of two-story office buildings with basements. They are contemplating groundbreaking of Building C within three months from the date of closing. If contract is approved, closing could be within a week to ten days. Building C would be completed in twelve months. There is a 20' strip of land which lies immediately adjacent to this parcel which they need to acquire or gain an easement in order to complete their three building project. They are obligated to begin building Buildings A and B within nine months of signed Contract and complete building within twenty-four months from date of deed. If they are unable to acquire the 20' strip of land, they are only obligated to build Building A.

A discussion followed.

Mr. Robinson stated that if the requirement for the 20' strip of land is not satisfied, the Commission would be looking for revised plans and specifications for redesign of Building "A" so that it would occupy its present location plus a substantial portion of Building "B", submission and approval of plans and specifications and then to proceed.

Mr. Thompson stated that there would be a reverter only in the event that a substantial portion of the ground upon which Building "B" would have been built is used. Building "A" would have 10,000 square feet added to it.

Mr. Tourkow moved to approve Resolution No. 83-47 as amended.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-48 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Approving Financing and Construction Plans Submitted By 110 Corporation For Real Estate in West Main Street Renewal Project, Amended

Mr. Jankowski, architect for the 110 Corporation, came forward to give a presentation on the construction plans for the project.

He stated that Building "A" is approximately 24,000 square feet. A tenant is ready with occupancy, early next Summer. Construction is to begin within the next seven days, if possible. The exterior of the buildings are going to be brick steel structured.

Mr. Wasson stated that the Redevelopment Commission staff has reviewed these plans and it is the staff's recommendation that the construction plans be approved. The Redevelopment Commission is in receipt of signed financing commitments for the construction financing and for the permanent financing from Peoples Trust Bank for the project.

Mr. Tourkow moved that Resolution No. 83-48 be approved.

Mr. Thompson seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-49 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Authorizing Execution and Delivery of Conveyance

Mr. Wasson stated that Resolution No. 83-49 is authorizing the execution and delivery of the deed.

Mr. Tourkow moved that Resolution No. 83-49 be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-50 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Approving Land Disposal Procedures for Offering of Real Estate

Mr. Wasson stated that there had been discussions with the developers of the 110 Corporation with regards to leasing the parking lot immediately west of the site at the northwest corner of Harrison and Main Streets. Because the Redevelopment Commission is going through a long-term lease proposal, we have to go through a bid procedure. He is asking authority from the Redevelopment Commission to proceed immediately with the following steps:

1. Contracting the two independent appraisers to come up with an appraisal value. (Contacted Misner and Gettel and they would do the appraising for a \$500 fee)

2. Go out and advertise for bidding proposals for a lease for a 15-year period. A cost of living adjustment at the end of each 5-year period.

Mr. Zuber made the motion to approve Resolution No. 83-50.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-51 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Approving Agreement with City of Fort Wayne

Mr. Wasson stated that this is a ratification of an agreement between the City and the Redevelopment Commission which enables the Redevelopment Commission to reimburse the City a local share on the Calhoun Street Project in the amount of \$700,000.

Mr. Tourkow moved to approve Resolution No. 83-51.

Mr. Zuber seconded the motion and on voice vote all answered "Aye".

Mr. Thompson asked if there was any further business.

Mr. Wasson stated that there was one other Resolution, Resolution No. 83-52, which is for a change in the Redevelopment Plan of the Civic Center Renewal Project, Amendment No. 2 which involves a parcel of property in the Alley Mall Project which is contingent on the owner agreeing to our purchasing the property outright to enable construction of the project.

Mr. Tourkow made a motion to approve Resolution No. 83-52.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Mr. Thompson asked if there was any other business.

Mr. Wasson stated that Mr. Cole and Mr. Grinsfelder of Ruelle, architects for the Alley Mall, were here to make a presentation to the Commission on the Alley Mall Project.

Mr. Grinsfelder came forward with some of the drawings. He stated that they are now preparing working drawings including two alternates for bid at this time. They intend to go out for bid September 16, 1983. Second Phase the first of the year and Third Phase later.

Mr. Wasson stated that that was all he had on the agenda.

Mr. Tourkow moved that the meeting be adjourned.

Mr. Zuber seconded the motion.

Respectfully submitted,


Irwin C. Bandemer, Secretary

MINUTES OF THE SPECIAL MEETING

DATE: September 20, 1983

PLACE: Room 830, City-County Building
Fort Wayne, IN 46802

MEMBERS PRESENT: Irwin C. Bandemer, Secretary
Kim A. Zuber
Reverend James W. Bledsoe

MEMBERS ABSENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President

STAFF PRESENT: Gary E. Wasson, Executive Director
Julia A. Zickgraf
Judith Woodward

OTHERS PRESENT: John J. Wernet, Attorney
Dave Haynes, News Sentinel

Mr. Wasson called the Special Meeting to order at 8:35 A.M. and stated all were present except Mr. Thompson and Mr. Tourkow.

OLD BUSINESS:

Contract for the Conservatory Park

Resolution No. 83-46 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Selecting Contractor For Construction of Conservatory Park

Mr. Wasson stated that the Redevelopment Commission received bids for the project. Huguenard/Schenkel was the low bidder. Architect reviewed bid proposal and the Redevelopment Commission Staff. It is the staff's recommendation that Huguenard/Schenkel be selected. The Redevelopment Commission has a commitment from Community Development and Planning to reimburse us for the planting of trees along the sidewalks on Douglas and Harrison.

Mr. Bandemer made a motion to approve the contract with Huguenard/Schenkel, Resolution No. 83-46.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Mr. Wasson stated that in conjunction with the Alley Mall and the Centrum Project, there were some parcels that will be moving. Before the Redevelopment Commission can move anyone, there has to be appraisals on the movables. It is considered personal property. There is no one locally who can do this. Letters were sent to two appraisers, one in Grand Rapids and the other, Chicago. S. M. Dix of Grand Rapids gave us a price of \$3,600 and Cutmore & Associates gave us a price of \$3,200. The Redevelopment Commission has used S. M. Dix before and they are good.

A discussion followed.

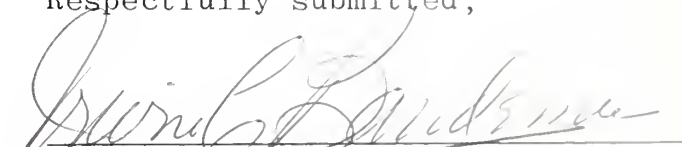
It was decided that S. M. Dix would do the appraising.

Mr. Bandemer made a motion to approve S. M. Dix as appraisers for the movables in the Alley Mall and Centrium Projects.

Mr. Bledsoe seconded the motion and on voice vote, all answered "Aye".

Mr. Wasson stated that there was no other business and moved for adjournment.

Respectfully submitted,



Irwin C. Bandemer, Secretary

SPECIAL MEETING OF THE REDEVELOPMENT COMMISSION

DATE: August 16, 1983

PLACE: Ninth Floor Conference Room, City-County Building, One Main Street, Fort Wayne, IN 46808

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Irwin C. Bandemer, Secretary

MEMBERS ABSENT: Kim A. Zuber
Reverend James W. Bledsoe

STAFF PRESENT: Gary E. Wasson, Executive Director
Julia A. Zickgraf
Judith E. Woodward

OTHERS PRESENT: John Wernet, Attorney
Mike Dooley
WQHK

Mr. Thompson, President, called the Special Meeting of the Redevelopment Commission to order at 4:05 P.M., and stated that all were present except Mr. Zuber and Reverend Bledsoe.

NEW BUSINESS:

Selection of Contractor for Sidewalks and Curbs - Plant Conservatory

Mr. Wasson stated that five (5) bids have been received. The bids have been examined by our engineer and staff and it is the recommendation that the low bid of \$93,573.60 by Hagerman Construction be awarded the contract.

Mr. Bandemer moved that the Contract for sidewalks and curbs be awarded to Hagerman Construction.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Contract for Legal Services

Mr. Wasson stated that it is staff's recommendation that the Contract for Professional Legal Services be approved by the Commission effective September 1, 1983 at the rate of \$60.

Mr. Tourkow moved that the Contract for Legal Services be approved.

Mr. Bandemer seconded the motion and on voice vote, all answered "Aye".

Mr. Wasson stated that the Redevelopment Bonds of 1983 were sold today. Low bidder is Northern Trust Bank of Chicago at an interest rate of 8.30368. (See attached copies)

Mr. Thompson asked if there was any other business.

Mr. Wernet, Attorney, stated that Resolution No. 83-43 is amending, in part, the form of bonds previously presented to the Commission under Resolution No. 83-3, as amended by Resolution No. 83-13, as further amended by Resolution No. 83-15 as further amended by Resolution No. 83-24, as further amended by Resolution No. 83-20.

Mr. Tourkow moved that Resolution No. 83-43 be adopted.

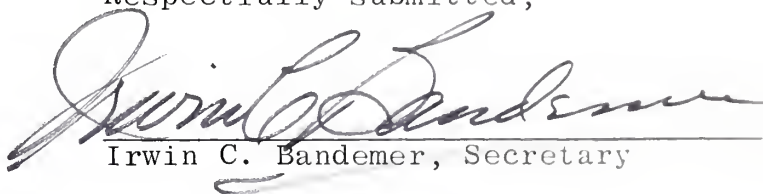
Mr. Bandemer seconded the motion and on voice vote, all answered "Aye".

Mr. Thompson asked if there was any other business.

There was no response.

The meeting adjourned at 4:20 P.M.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Irwin C. Bandemer", is written over a horizontal line. The signature is fluid and cursive.

Irwin C. Bandemer, Secretary



August 16, 1983

Mr. Frank W. Heyman
City Controller
Room 930, City-County Building
One Main Street
Fort Wayne, Indiana 46802

Dear Mr. Heyman:

For \$6,700,000 (all or none) of Redevelopment District Bonds of 1983 of the Fort Wayne Redevelopment District, Indiana, as fully described in the Official Notice of Sale, which is hereby made a part of this contract; dated August 1, 1983; to constitute direct obligations of said Redevelopment District; denomination \$5,000; maturing

Amount	Due	Coupon
\$400,000	January 1, 1985	<u>10%</u>
460,000	January 1, 1986	<u>10 7/8%</u>
500,000	January 1, 1987	<u>10 7/8%</u>
560,000	January 1, 1988	<u>7.66 7/8%</u>
600,000	January 1, 1989	<u>7.66 7/8%</u>
660,000	January 1, 1990	<u>7.90 9/16%</u>
700,000	January 1, 1991	<u>8.20 9/16%</u>
800,000	January 1, 1992	<u>8.20</u>
960,000	January 1, 1993	<u>8.40</u>
1,060,000	January 1, 1994	<u>8.40</u>

without option of prior payment; bearing interest payable semi-annually; first coupon due January 1, 1984; principal and interest will be disbursed on behalf of the District by the City of Fort Wayne's Bond Registrar; we will pay you the par value thereof and accrued interest to date of delivery and a premium of \$ 1,376.⁰⁰. Delivery of the bonds to be made to us with reasonable promptness within approximately forty-five days from the date of sale.

This bid is made for prompt acceptance and you agree to furnish us prior to delivery the unqualified opinion of Bayh, Tabbert & Capehart of Indianapolis, Indiana, approving the legality of said bonds and the sale thereof, together with the certified papers examined by them showing that all taxable property in said Redevelopment District is subject to the levy of taxes without limit, sufficient to pay said bonds, and the interest thereon when due.

As an evidence of good faith we attach our cashier's check for \$60,000 upon the understanding that if said bonds are awarded and delivered to us in accordance with this bid, said check may be applied as part payment; otherwise same to be promptly returned to us, or to our representative at the sale.

Yours very truly,

HARRIS TRUST AND SAVINGS BANK, CHICAGO
FOR THE MANAGERS

And Associates (See Attached List)

Gross Interest Cost...\$ 3,772,915
Less Premium.....\$ 1,736
Net Interest Cost....\$ 3,771,539
Effective Rate..... 8.3162 %

By:

Vice President

HARRIS TRUST AND SAVINGS BANK
AMERICAN FLETCHER NATIONAL BANK
INDIANA NATIONAL BANK
JOINT MANAGERS

E. F. HUTTON & COMPANY, INC., N.Y.
JOHN NUVEEN & CO. INCORPORATED, CHGO.
RAFFENSPERGER, HUGHES & CO., INC.
AMERICAN NATIONAL BANK AND TRUST COMPANY
OF CHICAGO
BLUNT, ELLIS & LOEWI, INCORPORATED, CHGO.
VAN KAMPEN MERRITT INC.
BURTON J. VINCENT, CHESLEY & CO.
COLLETT & COMPANY, INC.

IN ASSOCIATION WITH

THE FIRST NATIONAL BANK OF CHICAGO, CHGO.
MERRILL LYNCH CAPITAL MARKETS, CHGO.
TRAUB AND COMPANY, INC.
MERCHANTS NATIONAL BANK AND TRUST CO., INDPLS.
JOINT MANAGERS

LA SALLE NATIONAL BANK
HUTCHINSON, SHOCKEY, ERLEY & CO.
WILLIAM BLAIR & COMPANY
SAUERMAN SECURITIES INC.

IN ASSOCIATION WITH

SUMMERS & COMPANY, INC., MANAGER
MCDONALD & COMPANY
HOWE, BARNES & JOHNSON, INC.

Effective Rate

~~3,165,858.67~~
8,303.68

(SEE ATTACHED LIST)

By:

Steven C. Brown
STEVEN C. BROWN

Second Vice President

The above offer is hereby accepted for and on behalf of the
FORT WAYNE REDEVELOPMENT COMMISSION
this 16th day of August,
1988 by the undersigned duly authorized officials.

[Signature] City Controller

Bond Department
THE NORTHERN TRUST COMPANY
50 South LaSalle Street
Chicago, Illinois 60675
Telephone: (312) 630-6000

Frank W. Heyman, City Controller
City-County Building, Room 930
One Main Street
Fort Wayne, Indiana

August 16, 1983

Gentlemen:

For (all or none) the SIX MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$6,700,000) par value legally issued and properly executed City of Fort Wayne Redevelopment District Bonds of the Fort Wayne Redevelopment Commission, Indiana, to be dated August 1, 1983, as more fully described in your official notice of sale, which is hereby made a part of this contract, and due and maturing as follows:

Amount	January 1 Maturity	Coupon	Amount	January 1 Maturity	Coupon
\$400,000	1985	8.30 %	\$ 660,000	1990	7.90 %
460,000	1986	10.75	700,000	1991	8.10
500,000	1987	10.75	800,000	1992	8.30
560,000	1988	7.60	960,000	1993	8.30
600,000	1989	7.60	1,060,000	1994	8.30

without option of prior payment, denomination \$5,000, principal and semi-annual interest both payable at _____;

said bonds to constitute a direct general obligation of the Fort Wayne Redevelopment Commission, Indiana. We will pay the par value thereof (\$6,700,000) plus a premium of Thirty-three dollars and accrued interest to date of delivery to us.

This bid is made subject to the full unqualified approving legal opinion of Messrs. Bayh, Tabbert & Capehart, Bond Counsel of Indianapolis, Indiana; it being agreed that you will pay all expenses incurred in obtaining said legal opinion. You agree to furnish blank bonds ready for signature free of all expenses to us.

This bid is made for prompt acceptance. It is further understood that we will be furnished prior to the time of delivery of bonds to us with a full certified transcript copy of all proceedings had relative to the authorization and issuance of said bonds, evidencing their legality in all respects.

As evidence of our good faith in submitting this bid, we are enclosing herewith our check for \$60,000.00 to be retained by you in the event this bid is accepted, but otherwise to be returned to us immediately.

Gross Interest Cost \$ 3,765,891.67
(-) Premium 33.00
Net Interest Cost \$ 3,765,858.67
Effective Rate 8.303.68

Respectfully submitted,
THE NORTHERN TRUST COMPANY - Manager
AND ASSOCIATES
(SEE ATTACHED LIST)

By: Steven C. Brown
STEVEN C. BROWN
Second Vice President

The above offer is hereby accepted for and on behalf of the
FORT WAYNE REDEVELOPMENT COMMISSION
this 16th day of August,
1983 by the undersigned duly authorized officials.

[Signature] City Controller

MINUTES OF THE PUBLIC HEARING

DATE: August 8, 1983

PLACE: Ninth Floor Conference Room, City-County Building, One Main Street, Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Kim A. Zuber

MEMBERS ABSENT: Irwin C. Bandemer, Secretary
Reverend James W. Bledsoe

STAFF PRESENT: Gary E. Wasson, Executive Director
Ronald R. Fletcher
Julia A. Zickgraf
Judith E. Woodward

OTHERS PRESENT: Richard D. Robinson
John Wernet
James Kratzat
Joseph Kimmel
David Mock
John Hopkins
Richard Longsworth
Dick Waterfield
Jerry McArdle
Larry Shine
Dr. Donald Bollheimer
Steven Lewis
Richard Lauer
Carol Hughes
Richard Leitch
Roger Rahl, WOWO
WQHK

Mr. Thompson, President, called the Public Hearing to order at 7:30 P.M.

Mr. Thompson stated that this is a Public Hearing of the Redevelopment Commission to hear and receive comments regarding Resolution No. 83-31 which recommends to the Common Council of the City of Fort Wayne adaptation on the Declaratory Resolution Designating Merchandise Place, Fort Wayne, Indiana, an Urban Development Area, Resolution No. 83-32 which recommends to the Common Council of the City of Fort Wayne adaptation on the Declaratory Resolution designating 8710 Indianapolis Road, Fort Wayne, Indiana, an Urban Development Area. Resolution No. 83-33 which recommends to the Common Council of the City of Fort Wayne adaptation on the Declaratory Resolution Designating 817 South Barr Street and adjacent parking lot North, Fort Wayne, Indiana an Urban Development Area, Resolution No. 83-34 which recommends to the Common Council of the City of Fort Wayne adaptation on the Declaratory Resolution designating Distribution Drive, Fort Wayne, Indiana an Urban Development Area, Resolution No. 83-35 which recommends to the Common Council of the City of Fort Wayne adaptation on the Declaratory

Resolution designating 333 East Wayne Street, Fort Wayne, Indiana an Urban Development Area, and Resolution No. 83-36 which recommends to the Common Council of the City of Fort Wayne adaptation on the declaratory Resolution designating 2305 Spy Run Avenue, Fort Wayne, Indiana an Urban Development Area.

Anyone wishing to file a written remonstrance or objection should do so during the hearing. All statements should be brief and to the point. Each speaker should come forward and give their name, address and organization.

Anyone wishing to make a statement regarding the mentioned properties commonly known as Merchandise Place, 8710 Indianapolis Road, 817 South Barr Street and adjacent parking lot North, Distribution Drive, 333 East Wayne Street, and 2305 Spy Run Avenue, please come forward. Merchandise Place will be first.

Mr. Kimmel, Attorney representing David Mock owner of All Weather Exteriors came forward. He stated that the company is in the residential and commercial roofing and siding business. They have been in business for about three years. They are currently located on Wells Street, and are proposing to build a 7500 square foot warehouse and office facility. They plan to add ten new jobs within the next year.

Mr. Mock came forward with the plans to show the Commission.

Mr. Thompson asked if there were any questions or comments.

There was no response.

Mr. Hopkins, Division Manager of Hoover Universal, Inc. Coatings Division, came forward. He stated that this is an expansion project. They plan to move in 1.3 million in molding equipment. This will mean over 100 new jobs. 45% of the business is automotive.

Mr. Thompson asked if there were any questions or comments.

There was no response.

Mr. Waterfield, representing the group that wants to buy the Old National Mill Building and redevelop the property and use it for expansion for the Fort Wayne offices of Waterfield Mortgage Company with possible occupancy of a Fort Wayne law firm.

A discussion followed.

Mr. Jerry McArdle, the architect, for Mr. Waterfield came forward with drawings. Plans are to restore the building to its original appearance. They are making application to put the building on the Historic Register and I.T.C.

Mr. Thompson asked if there were any questions or comments.

There was no response.

Mr. Larry Shine, attorney representing the property at 333 East Wayne which is owned by 503 East Wayne Street came forward. The property is located on the northeast corner of Barr and East Wayne Street. Dr. Bollheimer and Dr. Parent whom are optomoligists are partners in the 503 East Wayne Street Partnership propose to construct a glass and brick clinic on the property consisting of 6-7 thousand square feet. They plan to add (4) new employees. The property right now consists of two parking lots. This investment would contribute to the upgrading in the area downtown.

A discussion followed.

Dr. Bollheimer came forward with a site plan to show the Commissioners.

Mr. Thompson asked if there were any questions or comments.

There was no response.

Mr. Steven Lewis, Attorney representing Richard Lauer and Carol Hughes of Summit City Storage came forward. He stated that Richard Lauer and Carol Hughes have been in business for about nine years. Building on Distribution Drive could increase their size by 50%. They are proposing a 6,000 square foot warehouse and office building.

Mr. Lauer came forward with plans to show the Commission. He stated that the building will be a steel building. They are currently employing two drivers, two helpers, and two part time sales people.

Mr. Thompson asked if there were any questions or comments.

There was no response.

Mr. Lewis also represented Richard Leitch who purchased the Golden Dome. The proposal is to remodel the Golden Dome's main building for a floral shop or interior design. The balance for specialty shops not necessarily retail. This will mean 20-30 new employees.

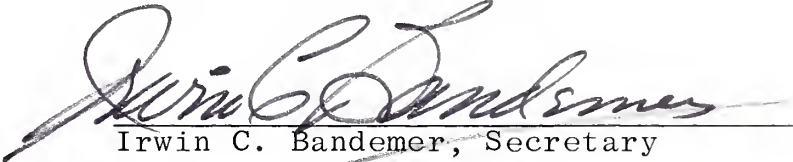
Mr. Leitch came forward with his plans to show the Commission.

Mr. Thompson asked if there were any questions or comments.

There was no response.

Mr. Thompson declared the Public Hearing closed at 8:00 P.M.

Respectfully submitted,


Irwin C. Bandemer, Secretary

REGULAR MEETING OF THE REDEVELOPMENT COMMISSION

DATE: August 8, 1983

PLACE: Ninth Floor Conference Room, City-County Building, One Main Street, Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Kim A. Zuber

MEMBERS ABSENT: Irwin C. Bandemer, Secretary
Reverend James W. Bledsoe

STAFF PRESENT: Gary E. Wasson, Executive Director
Ronald R. Fletcher
Julia A. Zickgraf
Judith E. Woodward

OTHERS PRESENT: Richard D. Robinson
John Wernet
James Kratzat
Joseph Kimmel
David Mock
John Hopkins
Richard Longsworth
Dick Waterfield
Jerry McArdle
Larry Shine
Dr. Donald Bullheimer
Steven Lewis
Richard Lauer
Carol Hughes
Richard Leitch
Roger Rahl
WQHK

Mr. Thompson, President, called the Regular Meeting of the Redevelopment Commission to order at 8:00 P.M. and stated that all were present except Mr. Bandemer and Reverend Bledsoe.

APPROVAL OF MINUTES:

Mr. Tourkow made a motion to approve the minutes of the Regular Meeting of July 11, 1983 and the Special Meeting of July 25, 1983.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

VOUCHERS:

Mr. Thompson asked if there were any questions or comments on any of the vouchers for the month of July, 1983.

There was no response.

Mr. Tourkow moved that we approve the vouchers for the month of July, 1983.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

OLD BUSINESS:

None

NEW BUSINESS:

Resolution No. 83-31 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Designating a Parcel of Real Estate as an Urban Development Area

Mr. Wasson stated that the site has been visited and it is staff's recommendation of a "Do Pass".

Mr. Zuber moved that Resolution No. 83-31 be approved.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-32 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Designating a Parcel of Real Estate as an Urban Development Area

Mr. Wasson stated that the site has been visited and it is staff's recommendation of a "Do Pass".

Mr. Zuber moved that Resolution No. 83-32 be approved.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-33 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Designating a Parcel of Real Estate as an Urban Development Area

Mr. Wasson stated that the site has been visited and it is staff's recommendation of a "Do Pass".

Mr. Tourkow moved that Resolution No. 83-33 be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-34 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne Department of Redevelopment Designating a Parcel of Real Estate as an Urban Development Area

Mr. Wasson stated that the site has been visited and it is staff's recommendation of a "Do Pass".

Mr. Tourkow moved that Resolution No. 83-34 be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-35 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Designating a Parcel of Real Estate as an Urban Development Area

Mr. Wasson stated that the site has been visited and it is staff's recommendation of a "Do Pass".

Mr. Zuber moved that Resolution No. 83-35 be approved.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-36 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne Department of Redevelopment Designating a Parcel of Real Estate as an Urban Development Area

Mr. Wasson stated that the site has been visited and it is staff's recommendation of a "Do Pass".

Mr. Zuber moved that Resolution No. 83-36 be approved.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-37 - Resolution of the Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Selecting Contractor for Sidewalks and Curbs and Related Improvements, Plant Conservatory Site

Mr. Wasson stated that bids were received last Thursday and the Commission's staff would like some additional time to review the bids.

Mr. Tourkow moved that additional time be given to the staff for review.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-38 - Resolution of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment Approving Selection of Technical Services of the City of Fort Wayne as Inspectors, Plant Conservatory Sidewalk Contract

Mr. Wasson stated that in the past, we have used Mr. Leas, Consulting Engineer, to provide engineering work. Technical Services is competitive with outside firms and will save on duplication because they have to inspect them anyway. It is the staff's recommendation that we use Technical Services to inspect new sidewalks and curbs on the Plant Conservatory Project.

Mr. Tourkow moved that Resolution No. 83-38 be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-39 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Amending Agreement with Municipal Consultants, Inc.

Mr. Wasson stated that in November of 1982, the Commission entered into an agreement with Bernard Perry to serve as Financial Advisor on the Redevelopment Bond Issue. Due to delays and revisions, changes in type of bond from non-registered to registered bonds, and various other revisions additional services have been required. The increase of \$12,000 to \$27,000 is not a flat fee, it is a not-to-exceed figure. It is the staff's recommendation that this increase be approved.

A discussion followed.

Mr. Tourkow stated that he would like to see an itemized breakdown of one of Mr. Perry's statements.

It was decided that Resolution No. 83-39 be held until the Commissioners have an opportunity to review one of Mr. Perry's statements.

Resolution No. 83-40 - Resolution of the Fort Wayne Redevelopment Commission Governing Body of the City of Fort Wayne, Department of Redevelopment Accepting Proposal for Title Insurance

Mrs. Zickgraf stated that the Commission is required to give title insurance when property is sold. Three proposals are required and it is staff's recommendation that the low bid of \$125 from Three River's Title Insurance be accepted.

Mr. Tourkow moved that Resolution No. 83-40 be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-41 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Amending Contracts for Appraisal Services

Mr. Wasson stated that this resolution is amending a contract with the appraisers, Larry Misner and Ronald Gettel for additional services in the Alley Mall Project in the amount not to exceed \$750, each.

Mr. Zuber moved that Resolution No. 83-41 be approved.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Item No. 12 - Submittal of Plans for Redevelopment Commission Green Area - Plant Conservatory Site

Mr. Wasson stated that Moake, Sheldon, Kratzat, Thompson, Dearing was selected as Design Architect to develop plans for development of site adjacent to Plant Conservatory. Jim Kratzat is working with the Commission and the Park Board Staff on a proposal for the site.

Mr. Kratzat came forward with a drawing to show the Commission and explain his proposal.

A discussion followed regarding adequate security for after dark. Mr. Kratzat was asked to reevaluate the lighting with the Park Department. He was given the go ahead to prepare the bid documents on this project.

Resolution No. 83-42 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Selecting Attorney for Commission

Mr. Wasson stated that he wanted to bring to the Commission's attention that he is in receipt of a letter from our legal counsel terminating their notification as counsel for the Commission. Resolution No. 83-42 is accepting their resignation and selecting a new counsel to represent the Commission. It is the staff's recommendation to the Commission that the firm of Grotrian-Boxberger and their partner, John Wernet be named as new counsel to the Redevelopment Commission. This would be effective on September 1, 1983.

Mr. Tourkow moved that Resolution No. 83-42 be approved.

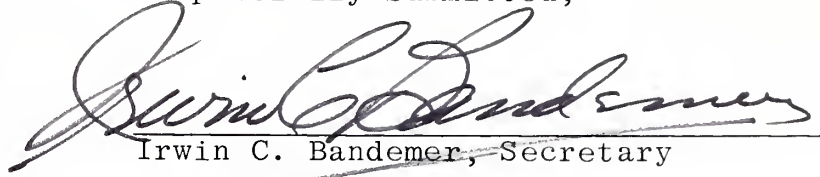
Mr. Zuber seconded the motion and on voice vote all answered "Aye".

Mr. Thompson asked if there was any other business.

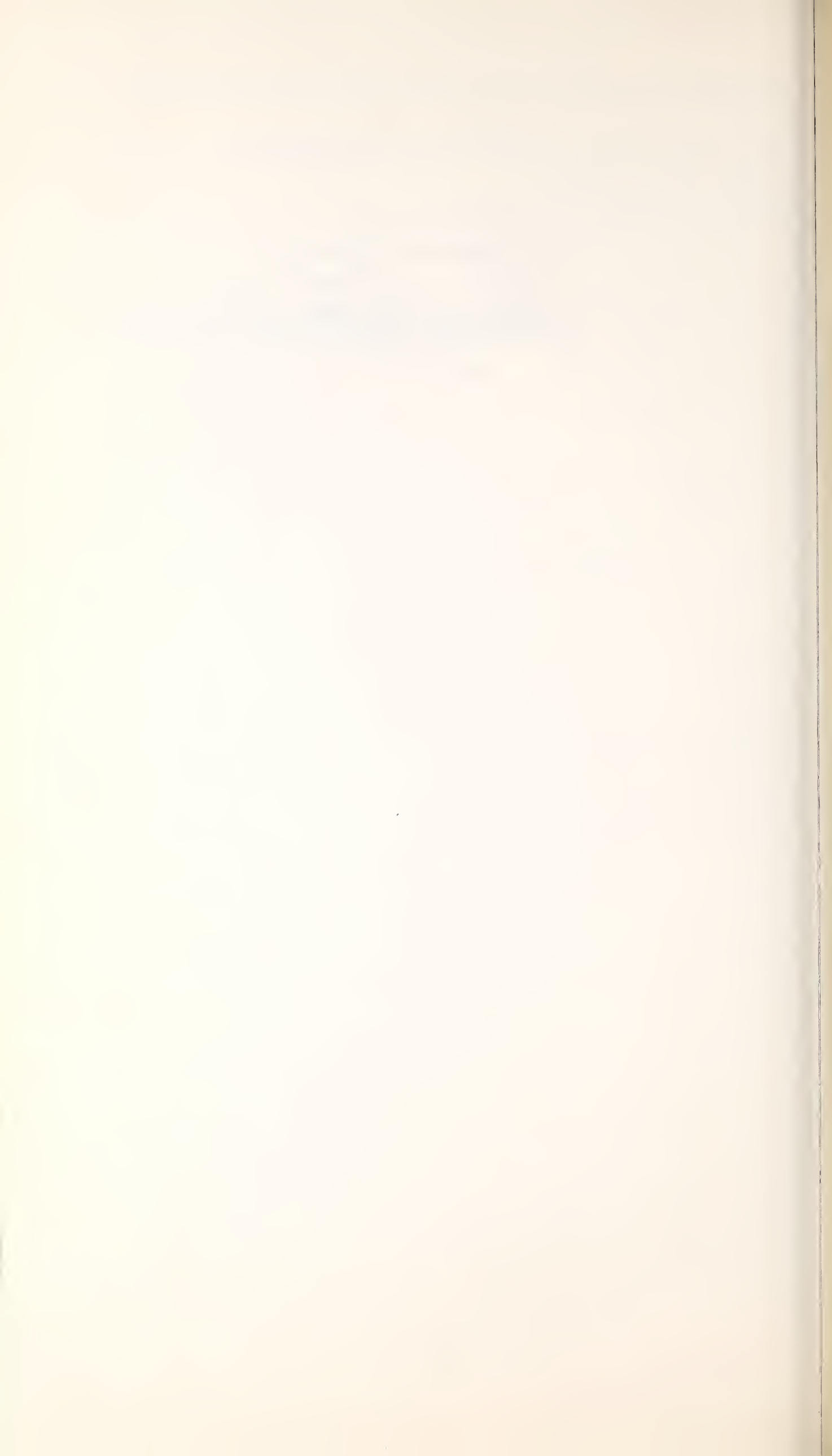
There was no response.

Meeting adjourned at 8:30 P.M.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Irwin C. Bandemer", is written over a horizontal line. The signature is fluid and cursive.

Irwin C. Bandemer, Secretary



SPECIAL MEETING OF THE REDEVELOPMENT COMMISSION

DATE: July 25, 1983

PLACE: Room 830, City-County Building
One Main Street, Fort Wayne, IN
46802

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Kim Zuber

MEMBERS ABSENT: Irwin C. Bandemer, Secretary
Reverend James W. Bledsoe

STAFF PRESENT: Ronald Fletcher
Julia Zickgraf
Judith Woodward

OTHERS PRESENT: John Wernet, Attorney
Dave Haynes, News-Sentinel
WQHK

Mr. Thompson, President, called the Special Meeting of the Redevelopment Commission to order at 11:30 A.M. and stated that all were present except Mr. Bandemer and Reverend Bledsoe.

NEW BUSINESS:

Resolution No. 83-30 - Authorizing Insurance on Bonds of 1983

Mr. Thompson stated that because of the way the market is right now, by insuring the bonds, we would get a better bond rating which would result in an ultimate savings.

Mr. Tourkow moved that Resolution No. 83-30 be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

OTHER BUSINESS:

Discussion was held regarding the possibility of additional appraisals for acquisition of a parcel in the Alley Mall block. The Commissioners gave their approval for the additional appraisals at the direction of the Executive Director.

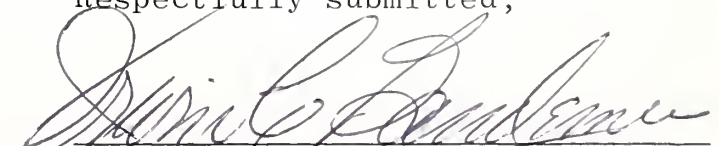
Mr. Thompson asked if there was any other business.

There was no response.

Mr. Zuber made a motion to adjourn the meeting.

Mr. Tourkow seconded the motion.

Respectfully submitted,


Irwin C. Bandemer, Secretary

REGULAR MEETING OF THE REDEVELOPMENT COMMISSION

DATE: July 11, 1983

PLACE: Ninth Floor Conference Room,
City-County Building, One Main
Street, Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Kim Zuber

MEMBERS ABSENT: Irwin C. Bandemer, Secretary
Reverend James W. Bledsoe

STAFF PRESENT: Gary E. Wasson, Executive Director
Julia A. Zickgraf
Ronald R. Fletcher
Judith E. Woodward

OTHERS PRESENT: Robert Leas
Roger Rahl, WOWO
Marty Wright, Channel 21

Mr. Thompson, President, called the Regular Meeting of the Redevelopment Commission to order at 7:35 P.M. and stated that all were present except Mr. Bandemer and Reverend Bledsoe.

APPROVAL OF MINUTES:

Mr. Tourkow made a motion to approve the minutes of the Public Hearing on June 13, 1983, the Regular Meeting of June 13, 1983 and the Special Meeting of June 27, 1983.

Mr. Zuber seconded the motion and on voice vote, all voted "Aye".

VOUCHERS:

Mr. Thompson asked if there were any questions or comments on any of the vouchers for the month of June, 1983.

There was no response.

Mr. Tourkow moved that we approve the vouchers for the month of June, 1983.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

OLD BUSINESS:

None

NEW BUSINESS:

Resolution No. 83-25 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Selecting Landscape Architect for Area in Botanical Gardens Block

Mr. Wasson stated that at a previous meeting, the Redevelopment Commission approved soliciting proposals for landscape architect for the southwest corner of the Botanical Conservatory. The Commission received nine (9) proposals and selected three (3) to come in and be interviewed.

Mr. Fletcher stated that it was the Committee's recommendation to retain Moake, Sheldon, Kratzat, Thompson, Dearing & Associates at a price of not to exceed \$8,000.

A discussion followed.

Mr. Wasson stated that it was unanimously recommended by the Committee.

Mr. Zuber moved that Resolution No. 83-25 be approved.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-26 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Authorizing Execution and Delivery of Conveyance

Mr. Wasson stated that this is a resolution authorizing the secretary and president to execute a deed transferring Parcel 7 and a portion of Parcel 8 to Steve Jahn for an amount of \$5,000.

Mr. Tourkow moved that Resolution No. 83-26 be approved.

Mr. Zuber seconded the motion and on voice vote all answered "Aye".

Resolution No. 83-27 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Approving the Selection of Appraisers for Easements in Alley Mall Project

Mr. Wasson stated that it is required to obtain an easement from the property owners in conjunction with the design and construction of the Alley Mall. This resolution would be selecting Misner and Gettel for the appraisal work. There are between 10 and 15 pieces of property and have to have separate appraisals.

A discussion followed.

Mr. Wasson stated that it is required to get two separate appraisals on each piece of property. The cost is \$3,000 per man for all the parcels.

Mr. Zuber moved that Resolution No. 83-28 be approved.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-28 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne Department of Redevelopment Approving Plans and Specifications for Sidewalks, Curbs and Related Site Improvements - Botanical Gardens Site

Mr. Wasson stated that Bob Leas has prepared for the Redevelopment Commission, plans and specifications for the sidewalks around the Conservatory and the Embassy Theatre Block. The current estimate on the cost is about \$162,000. There are special conditions.

A discussion followed.

Mr. Wasson stated that bids will go out the 15th of this month, bids will be opened August 4 with eight weeks to do the work, and selection of a contractor on August 8, 1983, at our Commission Meeting.

Mr. Tourkow moved that Resolution No. 83-28 be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

OTHER BUSINESS:

Mr. Wasson stated that he would like approval of \$1,310 to D. M. Snyder for soil testing, engineering and analysis in the Alley Mall block.

Mr. Tourkow moved that the invoice be approved.

Mr. Thompson seconded the motion and on voice vote, all answered "Aye".

Mr. Wasson stated that early in the Spring, the Redevelopment Commission received a proposal from the 110 Corporation to purchase Parcels 1 and 2 of the West Main Street Redevelopment area. The original proposal for both parcels was \$100,000.10 with numerous contingencies. State law states that you can not sell land for less than the appraised value for a period of 90 days, the Redevelopment Commission and developers entered into a series of negotiating sessions. The 90 day period passed on June 13. He proposed to the Commission a proposal based on the following items:

- 1) Parcel 1 - \$125,000
Parcel 2 - \$ 25,000
They would be tentative developer for a (2)
year period with one year extension.
- 2) Parking across street - will have to go
out for bid on the parking lot. They
are anticipating being a bidder.
- 3) Assist them in the rehabilitation of the
east-west alley between Harrison and Cahoun
Street. The City not the Redevelopment
Commission has agreed to help them, also.
- 4) Redevelopment Commission use its best efforts
to pursue the acquisition of an easement, 20'
strip immediately east of the site running
North and South between the alley and Main
Street.

It is the staff's recommendation to approve this proposal but would like to add that because of some pending development plans on the corner, the Redevelopment Commission will work with both developers and architect since the properties are back to back.

A discussion followed.

Mr. Tourkow moved that Resolution No. 83-29 be approved with the wording added "agrees to use best efforts to obtain easement".

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

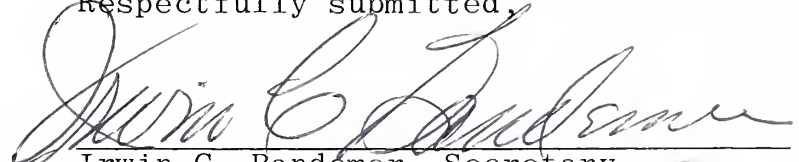
Mr. Thompson asked if there was any other business.

There was no response.

Meeting adjourned.

Next meeting, August 8, 1983.

Respectfully submitted,



Irwin C. Bandemer, Secretary

SPECIAL MEETING OF THE REDEVELOPMENT COMMISSION

DATE: June 27, 1983

PLACE: Board of Works Hearing Room,
Ninth Floor, City-County Building
One Main Street, Fort Wayne, IN
46802

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Kim Zuber

MEMBERS ABSENT: Irwin C. Bandemer, Secretary
Reverend James W. Bledsoe

STAFF PRESENT: Gary E. Wasson, Executive Director
Ronald Fletcher
Julia Zickgraf
Judith Woodward

OTHERS PRESENT: John Wernet, Attorney

Mr. Thompson, President, called the Special Meeting of the Redevelopment Commission to order at 4:06 P.M. and stated that all were present except Mr. Bandemer and Reverend Bledsoe.

New Business

Resolution No. 83-24 - Amending Declaratory Resolution No. 83-3

Mr. Wasson stated that Resolution No. 83-24 amends Declaratory Resolution No. 83-3 which was the original Bond Issue Resolution involving the 6.7 million dollar bond issue. The original resolution was 6.7 million dollars and on May 9, 1983 the Redevelopment Commission did, even though the Centrum did not close, proceed to reduce the bond issue down to 4.9 million dollars with funds being directed to primarily, two projects; the Alley Mall and Street Scape projects. A deadline was set by the State Board of Tax Commissioners on or before June 6, 1983 for the Centrum to close. They did close on June 6, 1983. The State Board of Tax Commissioners issued another order which allowed us to reinstate the 6.7 million dollar bond issue. This amendment is going back to the original bond resolution which was passed in January, and the major changes are the increased amount and language which enables the Redevelopment Commission to issue a registered bond, since the bonds will be sold after July 1, 1983. The interest rate has been changed from 9½% to 10 ¾% as a precaution in anticipation of a fluctuation in the market after the first of July.

Mr. Tourkow moved that Resolution No. 83-24 be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Review of Proposed 1984 Budgets

Mr. Wasson stated that it is at this time the Budget for 1984 is prepared. Major increases are in PERF, insurance, and

FICA. The balance of all the others with the adjustment of legal publication and liability insurance and equipment rental having increases and decreases balancing, the rest of the budget remains exactly as it was in 1983. The major increase is in the bond fund because of the addition of a bond issue.

A discussion followed.

Mr. Wasson stated that the reason for the drop in consulting fees is that we do not anticipate the need for extensive consulting services. Most of our projects are at the implementation stage where consultants are not needed. Within the individual projects, we have some consultant fees built into the budgets, such as the bonds.

Mr. Tourkow moved that the Budget for 1984 be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Other Business

Mr. Wasson stated that a lease has been prepared between the Redevelopment Commission and Joseph Daenell regarding the leasing of property on West Main Street during the Three Rivers Festival for the amount of \$800. Other items of interest in the lease are that any rides that Mr. Daenell may have in conjunction with his operation, shall cease operation during the parades that are operated by the festival. Mr. Daenell will provide all the insurance necessary, meet all permit requirements, and no gambling booths will be allowed. Mr. Daenell will not be allowed to use the Three Rivers Festival Logo in conjunction with any promotion or advertising.

Mr. Thompson moved that the lease between the Redevelopment Commission and Mr. Daenell be approved.

Mr. Zuber seconded the motion and on voice vote all answered "Aye".

Mr. Wasson stated that early in the year, the Redevelopment Commission along with the City and a number of property owners in the Alley Mall entered into an agreement with regard to easements and the formation of an Alley Mall Association. He could not find in the minutes the language relating to this and he would like to have a resolution from the Commission reaffirming the execution of this. This agreement, whereby the Redevelopment Commission agrees to go ahead with the Public Sector development in the Alley Mall in exchange for the Alley Mall Merchants forming an association committing to use space and use their best efforts to finance their portion of the development.

A discussion followed.

Mr. Wasson stated that this is very much a good faith agreement on both parties to move ahead with the project.

Mr. Thompson moved that the Redevelopment Commission ratify the agreement between the City, the Redevelopment Commission, the Alley Mall Association and the signatory land owners in conjunction with the various commitments regarding the Alley Mall project.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Mr. Wasson introduced Ron Fletcher to the Commissioners.

There will be an Executive Session Thursday, June 30, 1983 at 4:30 P.M. in Mr. Wasson's office.

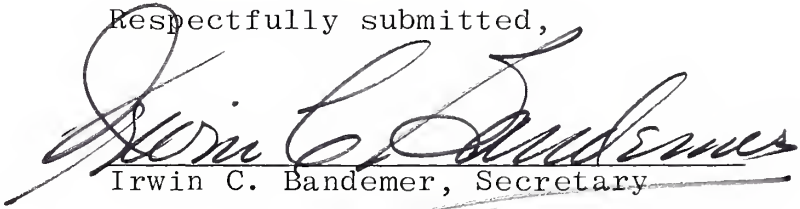
Our next Commission meeting is scheduled for July 11, 1983 at 7:30 P.M. This will be during the Three Rivers Festival therefore we are seeking permission from the Chief of Police to park in the garage and enter the City-County Building from that entrance.

Mr. Thompson asked if there was any further business.

There was no response.

The meeting adjourned at 8:28 P.M.

Respectfully submitted,



Irwin C. Bandemer, Secretary

MINUTES OF PUBLIC HEARING

DATE: June 13, 1983

PLACE: Room 910, City-County Building
One Main Street, Fort Wayne, IN

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Kim Zuber

MEMBERS ABSENT: Irwin C. Bandemer, Secretary
Reverend James W. Bledsoe

STAFF PRESENT: Gary E. Wasson, Executive Director
Julia A. Zickgraf
Judith E. Woodward

OTHERS PRESENT: Richard D. Robinson, Attorney
Robert Arnold, Park Department
Larry Walter, Park Department
M/M Joe Daenell
Joseph Christoff
Steve Jahn
Larry Shirk
Don Steininger
George Lueken
Joan Caffray
Robert Lee
Dave Haynes, News Sentinel
Mike Dooley
Roger Rahl, WOWO
Marty Wright, Channel 21

Mr. Thompson called the Public Hearing to order at 7:36 P.M.

The President explained that this is a Public Hearing of the Redevelopment Commission to hear and receive comments regarding Resolution No. 83-18 which recommends to the Common Council of the City of Fort Wayne adaptation on the Declaratory Resolution Designating 230 West Wayne, Fort Wayne, Indiana, and Resolution No. 83-20 which recommends to the Common Council of the City of Fort Wayne adaptation on the Declaratory Resolution designating a portion of Lot J in Merchandise Park Addition, an industrial area in Washington Township, City of Fort Wayne, Indiana, an Urban Development Area.

Anyone wishing to file a written remonstrance or objection should do so during the hearing. All statements should be brief and to the point. Each speaker should come forward and give their name, address and organization.

Anyone wishing to make a statement regarding the mentioned properties commonly known as 3511 Engle Road, 230 West Wayne Street and a portion of Lot J in Merchandise Park Addition, please come forward. 3511 Engle Road will be first.

Mr. George Lueken, President, of Mullinex Packages, Inc., came forward. He stated the Company wanted to expand with equipment to increase production capabilities. The Company started with 26 employees and are now up to 40. By the end of the year, the Company hopes to be up to 50.

Mrs. Joan Caffary, Owner, Instant Copy came forward with plans of their expansion. They bought the building next to them which is the doll hospital. They will be renovating the top floor for their executive offices since Eloise, owner of the doll hospital, isn't ready to retire yet. When she does, the main floor will be renovated into more printing area. There will be 10-20 jobs created by the expansion.

Mr. Don Steininger, Attorney for Maumee Industries came forward and stated that the Company was started in Huntertown in 1979 by Michael Black and Larry R. Shirk. They moved in 1981 to their present location which is near the location where they are going to build their new building, in a small industrial park off Interstate 69. They presently employ six people and project thirteen when their new facility is completed. Their Company is in the wholesale distribution of fasteners. The main thing they need is larger storage area, warehousing area, and more office space. The blue prints and schematics were shown to the commissioners. The building would consist of 6,300 sq. ft. including warehouse and office area.

Mr. Thompson asked if there was anyone else that wanted to speak on any of the three properties mentioned.

There was no response.

Mr. Thompson declared the Public Hearing adjourned at 7:39 P.M.

Respectfully submitted,


Irwin C. Bandemer, Secretary

MINUTES OF THE REGULAR MEETING

DATE: June 13, 1983

PLACE: Ninth Floor Conference Room,
City-County Building, One Main
Street, Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Kim Zuber

MEMBERS ABSENT: Irwin C. Bandemer, Secretary
Reverend James W. Bledsoe

STAFF PRESENT: Gary E. Wasson, Executive Director
Julia A. Zickgraf
Judith E. Woodward

OTHERS PRESENT: Richard Robinson, Attorney
Robert Arnold, Park Department
Larry Walter, Park Department
M/M Joe Daenell
Joseph Christoff
Steve Jahn
Larry Shirk
Don Steininger
George Lueken
Joan Caffray
Bob Lee
Dave Haynes, News Sentinel
Mike Dooley
Roger Rahl, WOWO
Marty Wright, Channel 21

Mr. Thompson, President, called the Regular Meeting of the Redevelopment Commission to order at 7:40 P.M. Since the Secretary, Mr. Bandemer, was not present, Mr. Tourkow called roll and stated that all were present except Mr. Bandemer and Reverend Bledsoe.

APPROVAL OF MINUTES:

Mr. Tourkow made a motion to approve the minutes of the April 19, 1983 Special Meeting and the May 12, 1983 Special Meeting.

Mr. Zuber seconded the motion and on voice vote all answered "Aye".

VOUCHERS:

Mr. Thompson asked if there were any questions or comments on any of the vouchers for the months of April and May, 1983.

There was no response.

Mr. Tourkow moved that we approve the vouchers for the months of April and May, 1983.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

OLD BUSINESS:

Bid and Proposal from S. E. Jahn Resolution Accepting Bid and Authorizing Execution of Contract for Sale of Land - Resolution No. 83-16

Mr. Wasson stated that at our last meeting, Mr. Jahn, who owns the property adjacent to the parcel in question, requested to lease or purchase the parcel in order to be able to control the property, clean it up, enhance the area and reduce vandalism. The discussion, at the time, was the discussion of Mr. Jahn's interest in acquiring the property, with the stipulation in the contract, that if at such time, it was sold for development purposes, he would be in a position to recover his purchase price as well as any investment he made in the property. Counsel has prepared contracts with this language for the purchase price of \$5,000. It is staff's recommendation to the Commission that Mr. Jahn's proposal be accepted.

Mr. Tourkow moved that Resolution No. 83-16 be approved.

Mr. Zuber seconded the motion and on voice vote all answered "Aye".

Resolution No. 83-17 - Authorizing Lease of Land to Anthony J. Ficaro

Mr. Wasson stated that at a previous meeting, Mr. Ficaro approached the Redevelopment Commission and asked for a lease for a fifteen month period of the Parcel 2 in the West Main Street area which is the small parcel just North of the Alley. Mr. Ficaro has proposed to put in an outdoor wine garden adjacent to his restaurant. The Staff was directed to negotiate a lease with Mr. Ficaro. A lease has been prepared stating a monthly lease of \$100 per month. Mr. Ficaro will be requested to provide liability insurance and hold the Redevelopment Commission harmless. Mr. Ficaro has made one request that is not in the lease and that is that he be allowed to use the space as customer parking during the winter months, the off season when he is not in operation.

A discussion followed.

Mr. Wasson stated that there has been discussion with the potential developers of Parcel 1 and 2 and that there is no problem.

Mr. Zuber moved that we approve Resolution No. 83-17.

Mr. Tourkow seconded the motion and on voice vote all answered "Aye".

NEW BUSINESS:

Resolution No. 83-18 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Recommending to the Common Council of the City of Fort Wayne Adoption of the Declaratory Resolution Designating a Parcel of Real Estate as an Urban Development Area

Mr. Wasson stated that the site has been visited and it is staff's recommendation of a "Do Pass" recommendation passed on to City Council.

Mr. Tourkow moved that Resolution No. 83-18 be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-19 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Recommending to the Common Council of the City of Fort Wayne Adoption of the Declaratory Resolution Designating a Parcel of Real Estate as an Urban Development Area

Mr. Wasson stated that the site has been visited and it is staff's recommendation of a "Do Pass" recommendation passed on to City Council.

Mr. Tourkow moved that Resolution No. 83-19 be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-20 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Recommending to the Common Council of the City of Fort Wayne Adoption of the Declaratory Resolution Designating a Parcel of Real Estate as an Urban Development Area

Mr. Wasson stated that the site has been visited and it is staff's recommendation of a "Do Pass" recommendation passed on to City Council.

Mr. Tourkow moved that Resolution No. 83-20 be approved.

Mr. Zuber seconded the motion and on voice vote all answered "Aye".

Resolution No. 83-21 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Selecting Contractor for Weed Cutting and Site Clean-up of Properties Owned by Redevelopment Commission During 1982

Mrs. Zickgraf stated that the Redevelopment Commission still has areas in Hanna-Creighton and a small lot on the landing where the weeds need cutting periodically during the Summer months. Mid-America Temporaries has done this for several years and do a good job for \$5.25 per hour per man. It is staff's recommendation that they continue this work.

Mr. Tourkow moved that Resolution No. 83-21 be approved.

Mr. Zuber seconded the motion and on voice vote all answered "Aye".

Resolution No. 83-22 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Approving Expenditure of Funds for Site Improvements - Botanical Gardens Site

Mr. Wasson stated that the Redevelopment Commission has been actively involved in the development of the Botanical Conservatory. For sometime, the Redevelopment Commission was the entity which assembled the property for the construction of this facility. There was a bond issue that was floated by the Commission in order to provide funds for the acquisition and assemblage of the site in preparation for construction. Through various cost savings through that bond issue, there is a balance remaining within that bond issue which could,

through limitations, be used in conjunction with that site. Based upon this, Mr. Arnold and Mr. Walter presented a proposal for a possible means of enhancing the Botanical Conservatory through the use of some of these funds.

Mr. Arnold came forward and stated that he was the Director of Parks and Recreation and Mr. Walter is the Conservatory Manager. He is proposing to include some of the items that were eliminated because of budget cuts. The plants are extremely expensive, anywhere from \$2,000 to \$10,000 for specimen plants. Exterior lighting was eliminated altogether. Using the money from the Redevelopment Bond issue would be applied to interior development; more plantings, development of our multi-media center for educational programs, educational exhibits, additional rock work. Benches, waste receptacles, unipaver paths, concrete walks and curbs, irrigation system, landscaping, asphalt paving, concrete paving for dumpster pads, top soil, grating, tree grates, exterior lighting, plaza lights, curbs around the parking lot, installing sod out of seeding and sizing up the trees. He asked the Redevelopment Commission to fund this. The development of the southwest corner was to be either for parking or landscaped. The Park Department is opting to landscape it. The total amount for these items is \$285,000.

A discussion followed.

Mr. Wasson stated that the southwest corner, at one time, was withheld from the property transferred to the Park Department for the Plant Conservatory in anticipation of potential compatible commercial development. It has become apparent that commercial development will not take place. A proposal has been developed to landscape the entire site compatible with the Conservatory. Go through the process so that the ownership of land would be transferred to the Park Department. The \$100,000 has been targeted to spend in developing that area. The funds will be coming from the 1981 bond issue.

A discussion followed.

Mr. Wasson stated that \$185,000 would be for the landscaping of the southwest corner and \$100,000 for the items needed for the Botanical Conservatory and he recommends a "Do Pass".

Mr. Thompson moved that Resolution No. 83-22 be approved.

A discussion followed.

Mr. Thompson stated that if the Redevelopment Commission doesn't use this money available for this purpose, the money won't be used. This is the only permissible purpose for which it can be used, otherwise the money goes back and repays the bonds. There are geographic limitations on where the money can be used. The money can not be used in conjunction with any other project. We are helping the Park Department fund something that they are going to continue to maintain indefinitely in the future.

Mr. Tourkow moved that Resolution No. 83-22 be approved.

Mr. Thompson seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-23 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Authorizing Transfer of Funds within the Civic Center II Budget

Mr. Thompson stated that Resolution No. 83-22 is for the authorization of the expenditures, and Resolution No. 83-23 is for the transfer of funds to make the expenditures. The figures are different because of one addition; the cost of putting concrete sidewalks all around the block, which we have an obligation to do.

A discussion followed.

Mr. Robinson stated that this is standard procedure for the transfer of funds which is step one.

Mr. Tourkow moved that Resolution No. 83-23 be approved.

Mr. Thompson seconded the motion and on voice vote all answered "Aye".

OTHER BUSINESS:

Mr. Wasson stated that he had one other item of business. The Commission is in receipt of a request from Mr. Joe Daenell for the use of two parcels of property that are owned by the Redevelopment Commission during the Three Rivers Festival. One is the West Main Street site. The other being the paved parking lot at the NW corner of Harrison and Main Streets. He indicated to Mr. Daenell that the Redevelopment Commission was under lease and would not be in a position to discuss use of the lot during the Festival. Mr. Daenell came forward and stated to the Commission that he would like to use the West Main Street site during the Three Rivers Festival.

A discussion followed.

Mr. Wasson stated that if the Commission agrees to enter into a lease arrangement with Mr. Daenell, that he and the Commission's attorney be directed to negotiate a lease and present it to the Commission for approval.

Mr. Tourkow moved that the Commission grant a lease during the period of the Three Rivers Festival, two days prior to, and two days after at a rate of \$5,000.

This motion was not seconded.

Mr. Daenell stated that he could not afford that amount, that they could afford \$800.

A discussion followed.

Mr. Thompson moved that the Commission authorize Mr. Wasson and Mr. Robinson, attorney, to negotiate with Mr. Daenell, and present to the Commission with no pre-commitment assurance that it is going to be approved in order to keep the wheels moving.

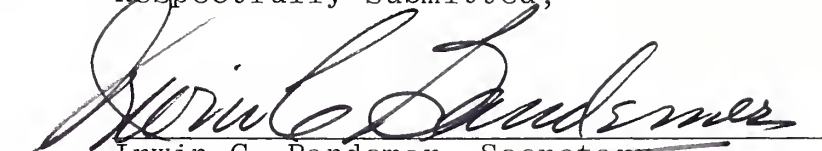
Mr. Tourkow seconded the motion and on voice vote all answered "Aye".

Mr. Thompson asked if there was any further business.

There was no response.

The meeting adjourned at 8:30 P.M.

Respectfully submitted,


Irwin C. Bandemer, Secretary

SPECIAL MEETING OF THE REDEVELOPMENT COMMISSION

DATE: May 12, 1983

PLACE: Eighth Floor Conference Room, City-County Building, One Main Street, Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson, President
Kim Zuber
Reverend James W. Bledsoe

MEMBERS ABSENT: Joshua I. Tourkow, Vice President
Irwin C. Bandemer, Secretary

STAFF PRESENT: Gary E. Wasson, Executive Director
Julia A. Zickgraf
Judith E. Woodward

OTHERS PRESENT: Richard D. Robinson, Attorney
John Wernet, Attorney
Steve Jahn
Pat Murphy, News-Sentinel

Mr. Thompson, President, called the Special Meeting of the Redevelopment Commission to order at 4:07 P.M. and stated that all were present except Mr. Tourkow and Mr. Bandemer.

OLD BUSINESS:

Request of Tony Ficaro to Lease Land

Mr. Wasson stated that at the April meeting of the Redevelopment Commission, Mr. Ficaro submitted a request to rent Parcel B of the West Main Street Renewal Project which is a small parking lot North of the Alley of Pearl and Harrison Street. He wanted to develop an outdoor wine garden. The Commission, at that time, decided to table his request. He is now requesting to lease this Parcel for 18 months, through the Autumn of 1984, since the developers of Parcel A have indicated that they are not in a position to develop the land now. It is the staff's recommendation to the Commission to proceed with entering into a lease with Mr. Ficaro subject to approval from the developers and a final negotiation of price.

Mr. Thompson moved that the Commission authorize Mr. Wasson to contact the developers of Parcel A of the proposal on Parcel B and be authorized to negotiate a lease with Mr. Ficaro for an 18 month lease.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

NEW BUSINESS:

Approval of Redevelopment Bond Sale

Mr. Wasson stated that at the last meeting of the Redevelopment Commission, there was established a deadline for the (2) major elements of the bond issue provided for the Alley Mall and the Centrum Project. If evidence from the private developers were not forthcoming, the bond issue would be reduced. Evidence has been submitted of participation by property owners in the Alley Mall and the Redevelopment Commission is going ahead with the sale of the bond issue with \$700,000 being directed towards the completion of the Calhoun Street Transit Mall, to be forwarded to the State Tax Commissioners submitted by attorney's Richard Robinson and John Wernet. The Commission will proceed with the sale of \$4.9 million of Redevelopment District Bonds and to await further developments with respect to the Centrum Project before proceeding with the issuance of the remaining increment of bonds. If the purchase of the Ayres Building is closed prior to June 6, 1983 the Redevelopment Commission will be allowed to proceed with the sale of 1.8 million for the Centrum Project. If not, there will have to be a separate complete bond issue process to complete that project.

Mr. Zuber moved that Resolution No. 83-14 be approved.

Mr. Bledsoe seconded the motion and on voice vote, all answered "Aye".

Bid and Proposal of S. E. Jahn Co., Inc., for 1/2 of Lot 7 and W50 feet of Lot 8, Hanna-Creighton Area

Mr. Wasson stated that Steve Jahn is the owner of S. E. Jahn Roofing which has a new building immediately to the East of the proposed site. This parcel is the one that the Redevelopment Commission was going to sell to Bootjack, Inc. The land is located between Jahn's property and the G. W. Berkheimer Company.

Mr. Jahn stated that the empty lot is now used for dumping and is a nuisance and an "eyesore". He would like to purchase the property for \$5,000, clean it up and put a fence around it. He has no immediate plans for building on the property. Total cost for improvements would be around \$7,500.

Mr. Thompson stated that the Commission would rather sell the land to someone who would build and create new jobs.

Mr. Wasson suggested Mr. Jahn lease the property from the Redevelopment Commission but Mr. Jahn felt he didn't want to put that kind of money into a lease arrangement.

A discussion followed.

It was decided that a decision be tabled at this time so that the Redevelopment Commission could review the possibility of a lease and the contingencies of the resale if the land were to be sold.

Mr. Thompson made a motion that this bid and proposal be tabled for review.

Mr. Bledsoe seconded the motion and on voice vote all answered "Aye".

Resolution No. 83-15 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, Approving Selection of Bond Counsel for Redevelopment District Bonds of 1983

Mr. Wasson stated that the law offices of Beasley, Ollie and Soto of Miami, Florida have expressed the desire to be selected as counsel together with the firm of Bayh, Tabbert, and Capehart as special counsel.

Mr. Thompson moved that Resolution No. 83-15 be approved.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

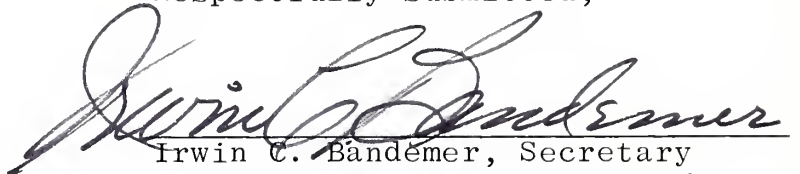
Mr. Thompson asked if there was any further business.

There was no response.

Mr. Thompson moved that the meeting be adjourned.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Respectfully submitted,


Irwin C. Bandemer, Secretary

SPECIAL MEETING OF THE REDEVELOPMENT COMMISSION

DATE: April 19, 1983

PLACE: Ninth Floor Conference Room
City-County Building, One Main
Street, Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Irwin C. Bandemer, Secretary
Kim A. Zuber

MEMBERS ABSENT: Reverend James W. Bledsoe

STAFF PRESENT: Gary E. Wasson, Executive Director
Judith E. Woodward

OTHERS PRESENT: Judith Kilgore
John Wernet
Mike Dooley, Journal Gazette
Dave Haynes, News Sentinel
Marty Wright, Channel 21

Mr. Thompson, President, called the Special Meeting of the Redevelopment Commission to order at 4:05 P.M. and asked the Secretary for a roll call. Mr. Bandemer stated that all were present except for Reverend Bledsoe.

NEW BUSINESS:

Final Approval of Redevelopment Bond not to Exceed 6.7 Million Dollars

Mr. Wasson stated that in recent weeks the Redevelopment Commission authorized the sale of 6.7 million dollars in Redevelopment Bonds for three (3) projects: the Alley Mall, the Calhoun Street Transit Mall, and the Centrium Project. The various projects are contingent on private development on the Alley Mall and the Centrium Project. On April 18, 1983, the Alley Mall Association reached an agreement to form a "not for profit" group called Fort Wayne Alley Mall Not For Profit Corporation and tenants agreed to release certain easements for the construction of the Alley Mall project, itself. Two thirds of the property owners have already signed individual commitment letters stating to go ahead with the development of the Alley Mall and invest certain monies to bring the buildings up to minimum standards. The closing on the Centrium is close. If at the time of the sale of the bonds, the purchase of the Ayres Building has not been completed, we will proceed with the sale of approximately 4.7 million dollars in bonds for the Alley Mall and the Calhoun Street Project.

Mr. Thompson stated that after June 15, 1983, it will be much more difficult to issue desirable bonds. The method will change and bonds will have to be sold as registered instead of coupon bonds which may reduce saleability of the Redevelopment Bonds. Bernard Perry is concerned that we allow financing of the Centrum Project to proceed.

Mr. Wasson stated that the merchants in the Alley Mall Project have been meeting every Wednesday night working on this project. They have agreements and commitments from the majority of the tenants which indicate they want to proceed with the project.

Mr. Wasson asked the Commission to direct Mr. Perry to proceed with the necessary steps for the sale of the bonds.

Mr. Bandemer moved that the sale of 6.7 million dollars in Redevelopment Bonds be approved.

Mr. Zuber seconded the motion and on voice vote all answered "Aye".

Mr. Thompson asked if there was any other business.

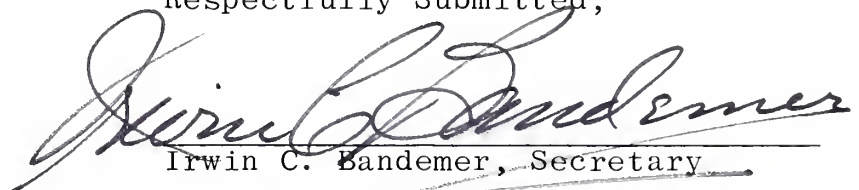
There was no response.

Mr. Tourkow moved that the meeting be adjourned.

Mr. Bandemer seconded the motion.

The meeting adjourned.

Respectfully Submitted,


Irwin C. Bandemer, Secretary

MINUTES OF THE REGULAR MEETING

DATE: April 11, 1983

PLACE: Ninth Floor Conference Room,
City-County Building, One
Main Street, Fort Wayne,
Indiana 46802

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Irwin C. Bandemer, Secretary
Kim A. Zuber

MEMBERS ABSENT: Reverend James W. Bledsoe

STAFF PRESENT: Gary E. Wasson, Executive Director
Julia A. Zickgraf
Judith E. Woodward

OTHERS PRESENT: Anthony J. Ficaro
Roger Rahl, WOWO
Neal Moore, Channel 15
Gary Dick, Channel 21
Dave Haynes, News-Sentinel
Barbara Olenyik Morrow, Journal
Marty Wright, Channel 21

Mr. Thompson, President, called the Regular Meeting of the Redevelopment Commission to order at 7:35 P.M., and asked the Secretary for a roll call. Mr. Bandemer stated that all were present except Reverend Bledsoe.

APPROVAL OF MINUTES:

Mr. Tourkow made a motion to approve the minutes of the March 14, 1983 Public Hearing and the minutes of the March 14, 1983 Regular Meeting.

Mr. Bandemer seconded the motion and on voice vote, all voted "Aye".

VOUCHERS:

Mr. Thompson asked if there were any questions or comments on any of the vouchers for the month of March.

There was no response.

Mr. Bandemer moved that we approve the vouchers for the month of March, 1983.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

OLD BUSINESS:

Disposition of Bids Received on West Main Street Project Property

Mr. Wasson stated that two bids had been submitted to the Redevelopment Commission for the Parcels of property in the West Main Street Renewal Project. A bid was submitted

from the 110 Corporation for Parcels 1 and 2 and a bid from Anthony J. Ficaro for Parcel 2. The Staff and Commission have met in Executive Session to review these two bids and would like at this meeting to make a staff recommendation.

Mr. Wasson stated that Mr. Ficaro wants to develop Parcel 2 into a Wine Garden like he had last year and at some future point in time expand his restaurant. Mr. Ficaro's bid was rejected by the Redevelopment Commission. It was agreed not to accept any bids on the smaller site until determination had been made on the development of the larger site. 110 Corporation's bid was for \$100,010 for the development, primarily being a 60,000 square foot office condominium. Included in their proposal was a request for the establishment of a twenty foot easement between the alley and Main Street immediately east of and adjacent to Parcel No. 1 for the purpose of air and light, and to be used as a pedestrian walk between the Landing and Main Street. In reviewing the bids, it was found that, by law, the Redevelopment Commission can not sell property that is bid less than appraised value. 110 Corporation's bid was less than appraised value.

Mr. Wasson stated that it is staff's recommendation, at this time, that 110 Corporation's bid not be accepted. He stated that their proposal is good and that the Commission is willing to work with the developers to resolve the differences.

Mr. Thompson suggested to the Commission that, "action not be taken at this time", be the basis for rejection of the bid.

Mr. Tourkow made a motion to reject the bid.

Mr. Zuber seconded the motion and on voice vote, all answered "Aye".

Mr. Wasson asked for an amendment to the motion that the Commission and Staff continue discussions with regard to the alley and with 110 Corporation.

Mr. Thompson made a motion to approve the amendment.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

NEW BUSINESS:

Discussion of Site Improvements - Botanical Gardens Site

Mr. Wasson stated that the Redevelopment Commission retained 1/2 of the block adjacent to the Plant Conservatory site, the NE corner of Douglas and Harrison Streets for possible future development. The 1/2 block could be developed into a parking lot for the Plant Conservatory or used for landscaping. In reviewing this with the Park Department, the development of a parking lot for the Conservatory only, would be difficult to control. Money is available for landscaping in the amount of \$100,000 which would include the cost of an architect, etc.

A discussion followed.

Mr. Wasson stated that proposals could be accepted during May and June, with work beginning September and completed in time for the opening of the Plant Conservatory.

Mr. Thompson made a motion that the staff be authorized to send out proposals for landscaping and further discussion with the Park Department.

Mr. Bandemer moved that the motion be approved.

Mr. Tourkow seconded the motion and on voice vote all answered "Aye".

Other Business:

Mr. Wasson stated that he had with him a letter addressed to the Commissioners from Tony Ficaro proposing the leasing of Parcel 2. Mr. Wasson read the letter to the Commission which stated:

"Since the rejection of the bids for Parcel #2 of the West Main Street Renewal Project Amended this past week, allow me to present to you a proposal to lease from you Parcel #2, as an interim alternative until such time a permanent solution can be affected. Despite the present street construction and the impending building construction that is to commence on Parcel #1, it is still my belief that the Wine Garden concept can prove a viable enterprise. This would be a profitable expansion of my present restaurant operation and an interesting use of this property congruent with the philosophy of your Commission. The cost for the necessary improvements would necessitate amortization over the next two seasons, therefore, I seek to lease this property for approximately the next 18 months, through the Autumn of 1984. If such a proposal is agreeable to you, I am eager to negotiate the terms of a lease with your staff and to initiate development of the Wine Garden, Respectfully, Anthony J. Ficaro

A discussion followed.

Mr. Ficaro stated that he needed to know the Commission's decision within the next 30 days.

Mr. Thompson moved that the Redevelopment Commission table consideration of Mr. Ficaro's request for the purpose of determining the present status and development plans for Parcels 1 and 2 and that in the event that the developers for the larger parcel are not going to go forward, that we again keep this proposal in mine for Mr. Ficaro.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Mr. Wasson extended an informal invitation for next Tuesday morning, April 19, 1983 at 9 A.M. for the groundbreaking of the Civic Center. He stated that the negotiations on the hotel are continuing.

Mr. Thompson asked if there was any further business.

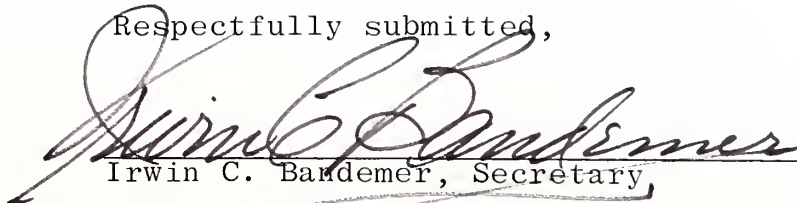
There was no response.

Mr. Zuber moved that the meeting be adjourned.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

The meeting adjourned at 7:55 P.M.

Respectfully submitted,


Irwin C. Bandemer, Secretary

MINUTES OF PUBLIC HEARING

DATE: March 14, 1983

PLACE: Room 910, City-County Building, One
Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Irwin C. Bandemer, Secretary
Kim Alan Zuber
James W. Bledsoe

MEMBERS ABSENT: None

STAFF PRESENT: Gary E. Wasson, Executive Director
Julia A. Zickgraf
Judith E. Woodward

OTHERS PRESENT: Richard D. Robinson, Attorney
Joseph Christoff
Nicholas Litchin
Jay Habig
Anthony Ficaro
Dave Hanes-News Sentinel
Conrad Jankowski
Victor Martin
Craig Robie
WANE-TV

Mr. Thompson called the Public Hearing to order at 7:30 P.M.

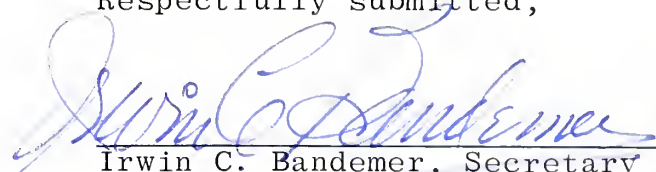
The President explained that this is a public hearing of the Fort Wayne Redevelopment Commission to hear and receive comments regarding Resolution No. 83-10 regarding the appropriation of proceeds from the sale of bonds of the Fort Wayne Redevelopment District in the amount of \$6,700,000 for application of the costs of the Civic Center Renewal Project, Amendments 2 and 3 and the West Main Street Renewal Project, Amended. Legal notices were published as required by law in the Fort Wayne News Sentinel on February 24th and March 3rd and the Fort Wayne Journal Gazette on February 25th and March 3rd. The Commission is providing an opportunity this evening for all persons and organizations to express their views with respect to the additional appropriation. All statements should be brief and to the point and each speaker should come forward and give his name, address and/or organization. Anyone wishing to make a statement regarding the additional appropriation should do so at this time.

There was no response.

The President duly noted that there were no statements made for or against the additional appropriation.

Mr. Thompson declared that the Public Hearing was closed at 7:35 P.M.

Respectfully submitted,


Irwin C. Bandemer, Secretary

MINUTES OF THE REGULAR MEETING

DATE: March 14, 1983

PLACE: Ninth Floor Conference Room, City-County Building, One Main Street
Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Irwin C. Bandemer, Secretary
Kim A. Zuber
Reverend James W. Bledsoe

STAFF PRESENT: Gary E. Wasson, Executive Director
Julia A. Zickgraf
Judith E. Woodward

OTHERS PRESENT: Richard D. Robinson, Attorney
Joseph Christoff
Nicholas Litchin
Jay Habig
Anthony Ficaro
Conrad Jankowski
Victor Martin
Craig Roble
Dave Haynes, News-Sentinel
WANE TV

Mr. Thompson, President, called the Regular Meeting of the Redevelopment Commission to order at 7:35 P.M., and asked the Secretary for a roll call. Mr. Bandemer stated that all were present.

APPROVAL OF MINUTES:

Mr. Bandemer made a motion to approve the minutes of the February 14, 1983 Public Hearing and the minutes of the February 14, 1983 Regular Meeting.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

VOUCHERS:

Mr. Thompson asked if there were any questions or comments on any of the vouchers for the month of January.

There was no response.

Mr. Tourkow moved that we approve the vouchers for the month of February, 1983.

Mr. Bledsoe seconded the motion and on voice vote, all answered "Aye".

OLD BUSINESS:

None

NEW BUSINESS:

Opening of bids received for sale of land in West Main Street Renewal Project, Amended.

Mr. Wasson stated that two bids have been received. The first bid being submitted by Tony Ficaro for Parcel #2 for the sum of \$25,000 with a Good Faith Deposit of \$1,300.

Mr. Ficaro came forward and explained to the Commission that he would like to expand his restaurant with an outdoor garden setting and multi-level atrium and restaurant and restore the facade back to the early 1800's. The preliminary estimates are \$250,000. He has his application in for financial assistance through economic development.

Mr. Wasson stated that the second bid was from the One Ten Corporation for Parcel 1 and 2 for the sum of \$100,010 with a Good Faith Deposit of \$5,000.50.

Mr. Christoff came forward and stated that the project is estimated at \$3,000,080. He anticipates construction to begin sixty to ninety days upon approval. Building area will consist of 60,260 square feet. Careful design consideration has been given to harmonize all new construction in keeping with the character and scale of the existing structures within the block and on the landing (Spirit of 1830-1900's). The project will be developed as a high quality, energy efficient, office and commercial condominium. It will enable individual ownership to office and restricted commercial tenants. Financial capabilities are substantial and adequate funds are presently available for Parcel 1, only.

Mr. Jankowski came forward and presented a model of the proposed project, drawings and brochures. He stated that the building construction would consist of a steel frame and brick masonry.

A discussion followed.

Mr. Christoff stated that he would like the establishment of a twenty foot easement between the alley and Main Street immediately east of and adjacent to Parcel No. 1 for the purpose of air and light and to be used as a pedestrian walk between the Landing and Main Street. He would like to see the owners of existing buildings fix the backs of the buildings up. He would like to see the alley more restricted and ask that the City fix up the alley. They would like exclusive use of the parking lot immediately west of and across the street from Parcel No. 1 and an agreed price pending the construction of the parking garage.

Mr. Robinson stated that the land is acquired by the Redevelopment Commission, appraised, enter into negotiations with owners, if negotiations with owners are not successful, then the land is acquired by condemnation.

Resolution No. 83-10 - Resolution for Additional Appropriation

Mr. Thompson stated that this Resolution is for an additional appropriation for 1983 for the proceeds from sale of bonds of 1983 on which the Public Hearing had just been conducted.

On a motion duly made by Irwin C. Bandemer and seconded by Joshua I. Tourkow and unanimously approved, the Commissioners adopted Resolution No. 83-10.

Mr. Thompson declared Resolution No. 83-10, Resolution for Additional Appropriation duly adopted.

Resolution No. 83-11 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Terminating Contract For The Sale of Land to Bootjacks Fleet and Supply, Inc.

Mr. Wasson stated that at the Commission's last meeting, Mr. Hinchman presented plans for construction of a new building on Wallace Street. Since then he has found a vacant building for sale on Wallace Street which he decided to purchase. It is the staff's recommendation that the Commission retain the Good Faith Deposit because of the work done in preparing the sale of land to Bootjacks.

Mr. Bandemer moved that we approve Resolution No. 83-11 and retain the Good Faith Deposit.

Mr. Bledsoe seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-12 - Resolution of Fort Wayne Redevelopment Commission Authorizing Refund of Good Faith Deposits

Mr. Wasson stated that True Love Missionary Baptist Church has entered into a long-term lease agreement for Parcels 4 and 5 in Hanna-Creighton Renewal Project. The Redevelopment Commission retained their Good Faith Deposit submitted to the Commission. It is the staff's recommendation that the Good Faith Deposit be remitted.

Mr. Bandemer moved that we approve Resolution No. 83-12.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Discussion Regarding Conservatory Site

Mr. Wasson stated that the Redevelopment Commission retained 1/2 of the block adjacent to the Plant Conservatory site for possible future commercial development. It is the staff's recommendation that there are no real demands for commercial activity. There is money available for landscaping. Would like the work done this Summer. The Redevelopment Commission would like to retain the land for development instead of giving it to the Park Department. The Park Department does not have the money in their budget, we do. Landscaping of the block would look better along side the Conservatory rather than a parking lot.

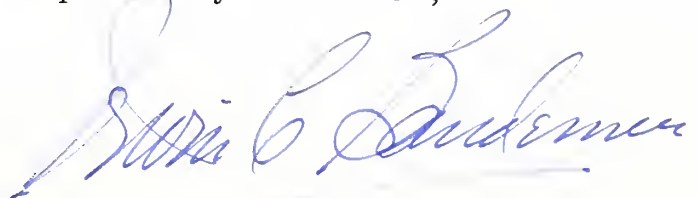
OTHER BUSINESS:

None

Mr. Tourkow moved that the meeting be adjourned.

Mr. Bandemer seconded the motion and on voice vote all answered "Aye".

Respectfully submitted,



Irwin C. Bandemer, Secretary

MINUTES OF THE PUBLIC HEARING

DATE: February 14, 1983

PLACE: Ninth Floor Conference Room, City-County Building, One Main Street, Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Irwin C. Bandemer, Secretary
Kim A. Zuber
Reverend James W. Bledsoe

STAFF PRESENT: Gary E. Wasson, Executive Director
Julia A. Zickgraf
Judith E. Woodward

OTHERS PRESENT: Kenneth Clark
Arthur Liley
Patrick Hinchman
Alan Grinsfelder
Victor Martin
Mike Dooley

Mr. Thompson called the Public Hearing to order at 7:18 P.M.

Mr. Thompson stated that this is a Public Hearing of the Redevelopment Commission to hear and receive comments regarding Resolution No. 83-03 which recommends to the Common Council of the City of Fort Wayne adaptation on the Declaratory Resolution designating Lots 214 thru 236, plus Lot 251 Eliza Hanna Sr. Addition plus vacant street and alley; said property more commonly known as 1140 Hayden Street, Fort Wayne, Indiana and Resolution No. 83-04 which recommends to the common council of the City of Fort Wayne adaptation on the Declaratory Resolution designating part of the East half of the Northeast quarter of Section 33, Township 31 North, Range 12 East in Washington Township, Allen County, State of Indiana, described as follows: 2100 and 2424 West State Boulevard, Resolution No. 83-04 and Resolution No. 83-05.

Anyone wishing to file a written remonstrance or objection should do so during the hearing. All statements should be brief and to the point. Each speaker should come forward and give their name, address and organization.

Anyone wishing to make a statement regarding the above mentioned properties commonly known as 1140 Hayden Street, 2424 West State Boulevard, and 2100 West State Boulevard, please come forward. 1140 Hayden Street will be first.

Mr. Clark, representative of Flashfold Carton, came forward and introduced himself. The Company makes folding cartons and is planning on making improvements and buying new equipment. He stated that with the economy as it is they have dropped from 80-90 employees to 35 and with these improvements, bring new jobs back up to 90.

A discussion followed.

Mr. Wasson stated that he did visit the facility and met with Mr. Clark and the owner. Their improvements would be new equipment and renovation of existing equipment. This would improve their productivity. This is a five year abatement.

Mr. Thompson asked if there were any questions or comments.

There was no response.

Mr. Thompson asked if there was anyone here to speak for 2100 and 2424 West State Boulevard.

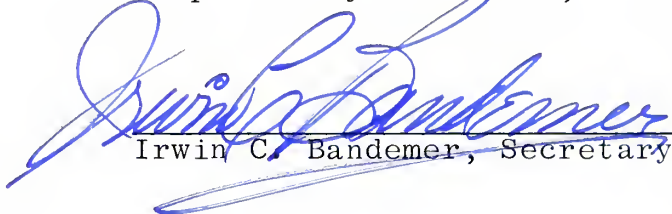
Mr. Liley, Vice President and General Manager of Dana Corporation, came forward and introduced himself. He stated that the Company is in the axle business and has been using 30 year old equipment. The money would be used for a technology center....numerally controlled machines. This would bring 50-100 new jobs.

Mr. Thompson asked if there were any further questions.

There was no response.

Mr. Thompson declared the Public Hearing closed at 7:30 P.M.

Respectfully submitted,



Irwin C. Bandemer, Secretary

MINUTES OF THE REGULAR MEETING

DATE: February 14, 1983

PLACE: Ninth Floor Conference Room, City-County Building, One Main Street, Fort Wayne, Indiana 46802

MEMBERS PRESENT: Robert L. Thompson, Jr., President
Joshua I. Tourkow, Vice President
Irwin C. Bandemer, Secretary
Kim Zuber
Reverend James W. Bledsoe

STAFF PRESENT: Gary E. Wasson, Executive Director
Julia A. Zickgraf
Judith E. Woodward

OTHERS PRESENT: Kenneth Clark
Arthur Liley
Patrick Hinchman
Alan Grinsfelder
Victor Martin
Mike Dooley

Mr. Thompson, President, called the Regular Meeting of the Redevelopment Commission to order at 7:30 P.M., and asked the Secretary for a roll call. Mr. Bandemer stated that all were present.

APPROVAL OF MINUTES:

Mr. Bandemer made a motion to approve the minutes of the December 13, 1982, January 10, 1983 and Special Meeting of January 26, 1983.

Mr. Zuber seconded the motion and on voice vote all answered "Aye".

VOUCHERS:

Mr. Thompson asked if there were any questions or comments on any of the vouchers for the month of January.

There was no response.

Mr. Tourkow moved that we approve the vouchers for the month of January, 1983.

Mr. Bandemer seconded the motion and on voice vote, all answered "Aye".

NEW BUSINESS:

Resolution No. 83-03A - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Recommending to the Common Council of the City of Fort Wayne Adoption of the Declaratory Resolution Designating a Parcel of Real Estate as an Urban Development Area

Mr. Wasson stated that he has reviewed the application and visited the site with representatives of Flashfold, and it is the staff's recommendation of a "Do Pass".

Mr. Bandemer moved that Resolution No. 83-03A be approved.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-04 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Recommending to the Common Council of the City of Fort Wayne Adoption of the Declaratory Resolution Designating a Parcel of Real Estate as an Urban Development Area

Resolution No. 83-05 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Recommending to the Common Council of the City of Fort Wayne Adoption of the Declaratory Resolution Designating a Parcel of Real Estate as an Urban Development Area

Mr. Wasson stated that Resolution No. 83-04 and Resolution No. 83-05 are two requests for tax abatement submitted by Dana. The staff has visited the site and met with representatives of Dana. There are two applications and two different facilities. The one for 2100 West State Boulevard is for a five year abatement dealing with new manufacturing. The abatement for 2400 West State Boulevard would also effect any of their equipment which related directly to the manufacturing in a ten year abatement on the property in moving into the abandoned warehouse will change the assessment. It is the opinion of the Commission Staff to recommend a "Do Pass".

Mr. Bandemer moved that we approve Resolution No. 4 and 5.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Resolution No. 83-06 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Approving Construction Plans Submitted by Bootjack Fleet and Industrial Supply, Inc., for Real Estate in the Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Wasson stated that this Resolution involved the approving of construction plans submitted by Bootjack Fleet and Industrial Supply, Inc. Mr. Hinchman made a proposal to the Redevelopment Commission in 1982 to acquire parcels of property in the Hanna-Creighton area to build a new facility for his business. He has been working with the Architect, Alan Grinsfelder in developing plans as well as financing.

Mr. Grinsfelder came forward and explained to the Commission that the building consists of two parts. It is a 4,000 square foot warehouse, storage facility that is 50X 30 and an office of 1250 square feet. There is parking on the site for eight cars with loading and unloading behind that for trucks and service vehicles. There is no outdoor storage. The building is a one story slab on grade. The owner is taking bids now.

Mr. Wasson stated that the staff has reviewed the construction plans and they are acceptable.

Mr. Hinchman explained to the new Commissioners that his business is a distributing house for industrial rubber products. They are renting their facilities at this time on East Washington.

Mr. Tourkow moved that we approve Resolution No. 83-06.

Mr. Bledsoe seconded the motion and on voice vote all answered "Aye".

Resolution No. 83-07 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Authorizing Execution and Delivery of Conveyance

Mr. Wasson stated that this Resolution has to do with the sale of the property to Bootjacks. One of the prerequisites is firm evidence of financing on the project. Mr. Hinchman has submitted to the Redevelopment Commission firm commitments of financing from Indiana Bank as well as the Community Development Corp., City of Fort Wayne. Groundbreaking is March 1, 1983.

Mr. Tourkow moved that we approve Resolution No. 83-07.

Mr. Bledsoe seconded the motion and on voice vote all answered "Aye".

Resolution No. 83-08 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Approving Contract for Professional Engineering Services

Mr. Wasson stated that this Resolution is for the renewal of our contract with Robert L. Leas, Consulting Engineer.

Mr. Bandemer moved that we approve Resolution No. 83-08.

Mr. Bledsoe seconded the motion and on voice vote all answered "Aye".

Resolution No. 83-09 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, Authorizing Execution and Delivery of Deed

Mr. Wasson stated that this Resolution would authorize the execution and deliverance of deed for the West 2/3 of the block bounded by Washington, Calhoun, Jefferson and Harrison Streets. An agreement was entered into by the Convention Authority and the Redevelopment Commission in 1977 whereby the property would be deeded to the Convention Authority for the construction of a Civic Center in the amount of \$100. Bids are being received this week and the Authority would like title of property so that they can award contract.

Mr. Bandemer moved that we approve Resolution No. 83-09.

Mr. Bledsoe seconded the motion and on voice vote all answered "Aye".

APPROVAL OF ANNUAL REPORT

Mr. Wasson stated that the Redevelopment Commission is required by law to submit an Annual Report to the Mayor of our activities each year.

Mr. Bandemer moved that we approve the Annual Report.

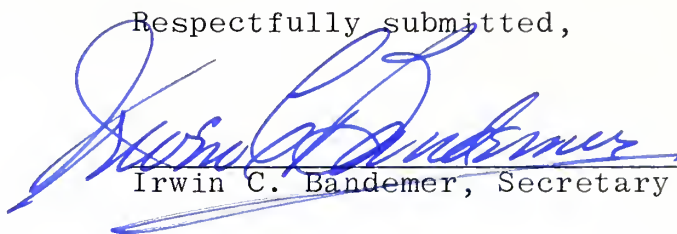
Mr. Tourkow seconded the motion and on voice vote all answered "Aye".

Mr. Thompson asked if there was any further business.

There was no response.

The meeting was adjourned at 8 P.M.

Respectfully submitted,



Irwin C. Bandemer, Secretary

MINUTES OF THE SPECIAL MEETING

DATE: January 26, 1983

PLACE: Ninth Floor Conference Room, City-County Building, One Main Street, Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson, President
Joshua I. Tourkow, Vice President
Kim A. Zuber
Reverend James W. Bledsoe

MEMBERS ABSENT: Irwin C. Bandemer, Secretary

STAFF PRESENT: Gary E. Wasson, Executive Director
Julia A. Zickgraf
Judith E. Woodward

OTHERS PRESENT: Richard D. Robinson, Attorney
Bernard Perry
Jay Hildebrand, Channel 33
Dean Pantazia, Channel 21
Barbara Olenyik Morrow, Journal Gazette

Mr. Thompson, President, called the Special Meeting of the Redevelopment Commission to order at 4:10 P.M. and stated that all were present except the Secretary, Mr. Bandemer.

NEW BUSINESS:

An affidavit signed by the Secretary was presented by the President regarding counterparts of a petition signed by more than 50 owners of taxable real estate located within the boundaries of the Fort Wayne Redevelopment District requesting the Commission to issue bonds in an amount not to exceed Six Million, Seven Hundred Thousand Dollars (\$6,700,000) to pay the cost of acquisition, clearance and renewal of property described in a resolution adopted by the Commission on May 13, 1978 (West Main Street Renewal Project, Amended) and on June 21, 1982 (Civic Center Renewal Project, Amendment No. 2) and on October 7, 1982 (Civic Center Renewal Project, Amendment No. 3), along with verifying affidavits as certified by the County Auditor. After consideration of said petition, on motion duly made, seconded and unanimously carried, the petition was approved and found to comply with the provisions of I.C. 6-1.1-20-3, and said petition was received and placed on file.

Resolution No. 83-03 - Declaratory Resolution, Authorization to Issue Bonds

Mr. Wasson stated that this is a bond issue for 6.7 million dollars for two specific projects both of which have been added to the Civic Center Urban Renewal Plan through Amendments No. 2 and No. 3 referred to as the Alley Mall and Centrum Projects. There have been presentations in the past as to what is needed to do to move ahead. There have been

meetings and discussions with the various private sector parties involved in the projects as to evidence of what is needed to be done in order for the City to move ahead. In the Alley Mall project, the money would be committed for the construction of the Alley Mall Public Spaces, second level walkways, the main entrance at the corner of Wayne and Calhoun Streets, and the glass roof structure over the project.

Mr. Joseph D. Italia, a local developer for the proposed Centrium has proposed to turn the Ayres building into an office and retail complex. It would be a two phase project. One being the conversion of the existing building at a cost of approximately 15 million dollars. The second phase would be the construction of an equally sized building at another 15 million dollars on the North half of the block. The City's commitment on the blocks is as follows:

- 1) assemble property on the north half of the block so the second phase could go ahead
- 2) acquire 2/3 property 1/2 block south of the Ayres building for
- 3) the City would construct a second level walkway between the parking garage and the centrium

The reasons the Redevelopment Commission want to move ahead are that letters of commitment have been received from 2/3 of the property owners in the block in conjunction with the Alley Mall Block contingent on their getting the necessary financing.

There has been an agreement made between the developer and the owner of the Ayres Building. Closing on the purchase will be in the next two weeks. Additional steps is the commitment of financing for the project as well as a UDAG application.

A discussion followed.

Mr. Wasson stated that both projects are incorporated in the bond issue. If during this process, it becomes obvious that one of these projects will not go, we would proceed with a scaled down issue for that project which is going ahead.

Mr. Perry came forward and stated the terms of the bonds are addressed in the Resolution, 6.7 million for 10-3/4 years. This seems to be the most optimum. If the project is reduced it would be reduced by 24% (Centrium). The schedule given to the Commissioners shows debt service at 9½%. In addition to the present tax base rate, there are TIF revenues which arise from the Summit Square building. He has shown what the year by year impact would be. This is not taken into account any repayment of UDAG grants, any interest on the UDAG grants, or any possible outside revenues. Increase in activity of downtown has not been taken into consideration.

Mr. Wasson stated that this would severely limit bonding capacity in the years to come. We would have to have financing commitments in hand because of the size of the projects. Projects this big have a tendency to be difficult to finance.

Mr. Thompson asked Mr. Perry if he was satisfied with the provisions that are now made for fail safe, so that you don't have bonds on the street if one of these projects doesn't go through.

Mr. Perry stated that in terms of disclosure, he would have to have in hands certain assurances from City officials and private investors.

A discussion followed.

Mr. Perry stated he would not go to bat unless he had the bat in hand.

Mr. Thompson asked if there was any further questions.

There was no response.

Mr. Tourkow moved that Resolution No. 83-03 be approved.

Mr. Zuber seconded the motion and on voice vote all answered "Aye".

OTHER BUSINESS:

Mr. Thompson asked if there was any other business.

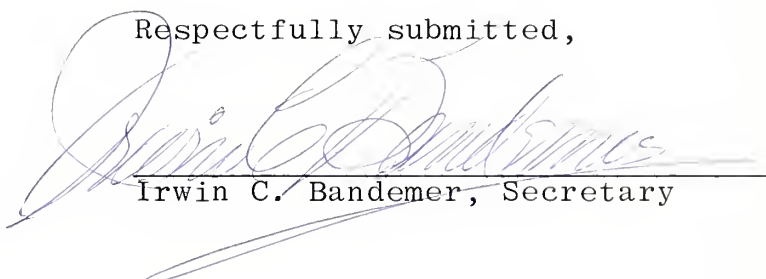
There was no response.

Mr. Thompson asked for a motion to adjourn.

Mr. Zuber moved that we adjourn the meeting.

Mr. Bledsoe seconded the motion and on voice vote, all answered "Aye".

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Irwin C. Bandemer", is written over a horizontal line. The signature is fluid and cursive.

Irwin C. Bandemer, Secretary

REORGANIZATION AND MINUTES OF REGULAR MEETING

DATE: January 10, 1983

PLACE: Nineth Floor Conference Room, City-County Building, One Main Street, Fort Wayne, IN 46802

MEMBERS PRESENT: Robert L. Thompson
Joshua Tourkow
Kim Zuber
Reverend James Bledsoe
Irwin C. Bandemer

STAFF PRESENT: Gary E. Wasson, Executive Director
Julia A. Zickgraf
Judith E. Woodward

OTHERS PRESENT: Charles W. Westerman, City Clerk
Richard D. Robinson, Attorney
Richard Gabriel
Conrad Jankowski
Victor Martin
News Media

OATHES OF OFFICES

Mr. Westerman received the oathes of office and the Commissioners were sworn in.

ELECTION OF OFFICERS

Mr. Thompson, acting as Chairman, called the meeting to order and stated that the first order of business was the election of officers.

Mr. Tourkow moved that Mr. Thompson be nominated as President.

Mr. Bledsoe seconded the motion and on voice vote all voted "Aye".

Mr. Thompson moved that Mr. Tourkow be nominated as Vice President.

Mr. Zuber seconded the motion and on voice vote all answered "Aye".

Mr. Tourkow moved that Irwin C. Bandemer be nominated as Secretary.

Mr. Bledsoe seconded the motion and on voice vote all answered "Aye".

Mr. Thompson called the Regular meeting to order and stated that all were present.

Mr. Thompson asked Mr. Wasson for an update on the West Main Street Renewal Project.

Mr. Wasson stated that for the new Commissioners information, this property is 1/2 block of land immediately West of the City-County Building assembled by the Redevelopment Commission to be sold by the Redevelopment process for the construction of an office building. The Redevelopment Commission had an agreement with Mr. Richard Gabriel, Developer, who had a proposal to build a building on that site. The proposal had a time limitation which was agreeable by Mr. Gabriel and the Redevelopment Commission. It was that the financing and plans be completed by a certain date. The date has expired. Mr. Gabriel had been given a 30-day notice to get everything in order or the Redevelopment Commission would take action to terminate the relationship between him and the Redevelopment Commission and proceed in rebidding the Project to select new developers. Mr. Gabriel has verbally requested an additional extension. Based on the Project and some other interests which has been expressed to the Redevelopment Commission staff interested in developing the Project on that site, it is the Redevelopment Commission Staff's recommendation to the Commission that the official termination of the relationship with the Project Developer on that be executed and that the Commission Staff be authorized to prepare bid documents to solicit new bid proposals that could well include Mr. Gabriel or any other potential developer.

A discussion followed.

Mr. Gabriel came forward and asked for an extension until May 1, 1983. He is working with a local AAA major tenant and if they expand their new product line in Fort Wayne, they are very interested in the site. If not, they will remain where they are.

Mr. Thompson asked Mr. Gabriel if his financing was contingent upon occupancy of tenant.

Mr. Gabriel stated that there would be no problem on financing because of that tenant.

A discussion followed.

Mr. Thompson made a recommendation that the Commission terminate the contract on the proviso that we will not open or accept bids prior to the March meeting.

Mr. Robinson stated that there is no signed contract with Mr. Gabriel. The Commission has proceeded with termination very conservatively as if they had been afforded benefits of a signed contract. The Commission is terminating a relationship with Mr. Gabriel as a successful bidder and not terminating any contractual relationship, although the Commission has proceeded as if there was a contractual relationship.

Mr. Thompson made a motion that the Commission finally terminate the current outstanding relationship with Mr. Gabriel with regard to the Main Street Project on the proviso that bids for further development of that project will not be considered or accepted prior to our March 14, 1983 meeting and that in the interim, the staff will go ahead with preparation of documents, advertising of bids and prepare to accept bids on that date.

Mr. Tourkow moved that we approve the termination of the relationship between Mr. Gabriel and the Commission.

Mr. Bandemer seconded the motion and that the Good Faith Deposit be returned. On voice vote, all answered "Aye".

Mr. Thompson asked if there was anybody in the audience who wished to make a comment.

Mr. Jankowski came forward, introduced himself and stated that he has a tenant that wants immediate access to the site. He can have a letter from a bank within five days and financing arranged. He wants to start construction this spring with first occupants in the site by early

August with project completed by early next Summer, and totally occupied.

NEW BUSINESS:

Resolution No. 83-1 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, Approving Construction Plans of the Civic Center

Mr. Wasson stated that one of the steps in the Redevelopment Commission process is that once a development has been selected, the Redevelopment Commission review and grant approval of the construction plans for the project that happens to be taking place in the area. The Convention Authority is in a position of reviewing and approving the final plans for the Civic Center and Mr. Wasson wanted to present the plans to the Commission for their review and approval. He feels that this is a very functional and yet dramatic building.

A discussion followed.

Mr. Bandemer asked about solar heating and cooling.

Mr. Wasson stated that this was looked into and it did not justify the cost. Cost figures were reviewed.

Mr. Tourkow moved that we approve the Construction Plans of the Civic Center.

Mr. Zuber seconded the motion and on voice vote all answered "Aye".

Mr. Bandemer abstained, reason being that he feels very deeply that we are not using solar heat to the extent that he thinks can be used. He feels that many architects are just not familiar enough and willing enough to familiarize themselves and make statements that are in his judgement, unproveable.

Mr. Wasson stated that Ellerbe, the architects on this project, have done a number of nationally awarded solar energy buildings including first runner-up in a national competition for the solar research center for the Federal Government.

Resolution No. 83-2 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, Authorizing Execution of Contract for Architects for the Alley Mall Project

Mr. Wasson stated that the Architects and the Commission's Attorney have been going over the contract and there still are a number of items left to be resolved.

He is asking that the Commission authorize as President and Secretary to be authorized to execute the contract once the Commission's Attorney and Staff have been satisfied that these items have been worked out. The Staff is not in a position to recommend approval of contract tonight.

Mr. Thompson asked Mr. Robinson if he was satisfied with the negotiations of this contract.

Mr. Robinson stated "yes".

Mr. Tourkow moved that we authorize as President and Secretary to be authorized to execute the Contract once the Commission's Attorney and Staff have been satisfied that these items have been worked out.

Mr. Bandemer seconded the motion and on voice vote all answered "Aye".

OLD BUSINESS:

Mr. Wasson stated that there were two additional items of old business, one being the renewal of the contract of Rothberg, Gallmeyer, Fruechtenicht, & Logan for "professional services". This has been reviewed by the City Attorney and he has recommended continued retention of them. Mr. Wasson feels they have given outstanding service to the Commission for a number of years.

Mr. Bandemer moved that we approve the contract for retention of Rothberg, Gallmeyer, Fruechtenicht, & Logan.

Mr. Tourkow seconded the motion and on voice vote, all answered "Aye".

Mr. Wasson stated that at the end of last month's meeting, a Mr. Traxler came forward and expressed some concerns with the Commission with regards to a feasibility study on the Conservatory. Mr. Wasson does not know if he has taken advantage of the fact that it is available to him through the Park Department.

Mr. Thompson asked if there was any other business to come before the meeting.

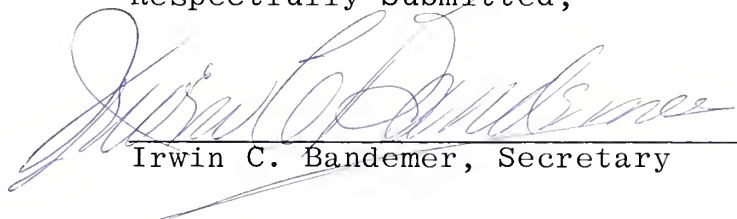
There was no response.

Mr. Tourkow moved that we adjourn.

Mr. Bandemer seconded the motion and on voice vote, all answered "Aye".

Meeting adjourned.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Irwin C. Bandemer", is written over a horizontal line. The signature is fluid and cursive.

Irwin C. Bandemer, Secretary







